

Summary / For more details see our terms of business

Service	Intro 3 Weeks Rent + VAT Set-up Fee £500 Inc VAT	Fully Managed 14% Inc VAT Set-up Fee £500 Inc VAT
Accompanied viewing and feedback		
Referencing potential tenants and any guarantors if required		
Right To Rent: We will undertake to make all necessary checks required to establish the right of occupancy of all adults who are seeking to occupy your property		
Take a security deposit and protect as required		
Tenancy agreement preparation		
Inventory and Schedule of Condition. We will require a new or updated inventory available for the start of the tenancy. The cost of the inventory and schedule of condition is listed in our Schedule of Fees and Charges		
Arrange for a check in and testing of the smoke and carbon monoxide alarms at the beginning of the tenancy	£	
Rent processing and management of any rent arrears		
Monthly rental statements		
Managing maintenance and repair works		
Property Visits: We will visit the property, subject to the tenant giving us permission for access, once during the tenancy (or once per annum if that is the shorter option) and report our findings in writing to you		
Ending or Renewing the Tenancy: We will contact you prior to the end of the tenancy to take your instructions regarding extending, renewing or ending the tenancy		
Upon your written instructions we will prepare a renewal tenancy for a further fixed period as agreed. Fees will apply (see section entitled landlord fees)		£
Upon your written instructions we will prepare a notice relevant to the tenancy to bring the tenancy to an end in line with current legislation. Fees will apply (see section entitled landlord fees)		£
We will conduct or arrange for a check out of the property at the end of the tenancy. Fees will apply (see section entitled landlord fees)		
We will take your instructions regarding any claim you may wish to make on the tenant's deposit and inform the tenant of your claim. We will attempt to negotiate and mediate between you and the tenant in the event of any dispute regarding the deposit. If you require		

Fees and Charges

and Charges at the end of this document

	Exc VAT	Inc VAT
Inventory Schedule of Condition (see price list below) From:	£120.83	£145.00
Check in and Smoke and Carbon Monoxide Detector Test	£37.50	£45.00
Preparing a new tenancy agreement	£141.67	£170.00
Fee to arrange cutting of keys	£12.50	£15.00
Cost of cutting keys TBA Price on application	£POA	£POA
Accompanying a contractor at a property, hourly rate	£50.00	£60.00
Prepare and submit a claim to the deposit scheme adjudicator	£50.00	£60.00
Abort charge, should the landlord change their mind once a tenancy has been agreed and before the tenant moves into the property	£250.00	£300.00

between you and the tenant in the event of any dispute regarding the deposit. If you require

scheme we will make a charge for this service. Charges are outlined in our Schedule of Fees

us to prepare and submit a claim on your behalf for adjudication with the relevant deposit

Landlord Fees	Exc VAT	Inc VAT
Renewing of an existing tenancy agreement	£91.67	£110.00
Preparing an Addendum to any tenancy agreement	£41.67	£50.00
Preparing Section 21 or notice to quit	£83.33	£100.00
Checkout Report (see Checkout Report Price List) From:	£120.83	£145.00
Energy Performance Certificate, From:	£79.17	£95.00
Gas safety Certificate, From:	£79.17	£95.00
Electrical Installation Condition Report (EICR) (see price list) From:	£166.67	£200.00
Current safety certification relating to any solid fuel burning appliance as required under building regulations (if applicable) POA	£POA	£POA
Smoke and Carbon Monoxide Detector Fit, Replace or repair, From:	£29.17	£35.00

Exc VAT

Inc VAT

Exc VAT Inc VAT

Inventory (schedule of condition) Price List

	Exc VAT	Inc VAT		Exc VAT	Inc VAT
Checkout Report Price List					
5 Bed Unfurnished	£POA	£POA	5 Bed Furnished	£POA	£POA
4 Bed Unfurnished	£180.00	£216.00	4 Bed Furnished	£221.67	£266.00
3 Bed Unfurnished	£14667	£176.00	3 Bed Furnished	£188.33	£226.00
2 Bed Unfurnished	£11667	£140.00	2 Bed Furnished	£158.33	£190.00
1 Bed Unfurnished	£91.67	£110.00	1 Bed Furnished	£133.33	£160.00
Studio Unfurnished	£79.17	£95.00	Studio Furnished	£120.83	£145.00

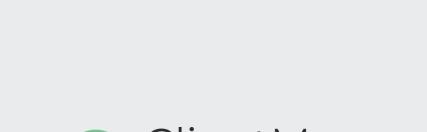
Studio Unfurnished	£79.17	£95.00	Studio Furnished	£120.83	£145.00
1 Bed Unfurnished	£91.67	£110.00	1 Bed Furnished	£133.33	£160.00
2 Bed Unfurnished	£11667	£140.00	2 Bed Furnished	£158.33	£190.00
3 Bed Unfurnished	£14667	£176.00	3 Bed Furnished	£188.33	£226.00
4 Bed Unfurnished	£180.00	£216.00	4 Bed Furnished	£221.67	£266.00
5 Bed Unfurnished	£POA	£POA	5 Bed Furnished	£POA	£POA
Flootoical Installation Condition Donout (FICD)					
Electrical Installation Condition Report (EICR)					
5 Bed Unfurnished	£POA	£POA			

	Exc VAT	Inc VAT
Electrical Installation Condition Report (EICR) Studio *	£166.67	£200.00
Electrical Installation Condition Report (EICR) 1 Bedroom *	£187.50	£225.00
Electrical Installation Condition Report (EICR) 2 Bedrooms *	£208.33	£250.00
Electrical Installation Condition Report (EICR) 3 Bedrooms *	£233.33	£280.00
Electrical Installation Condition Report (EICR) 4 Bedrooms *	£266.67	£320.00
Electrical Installation Condition Report (EICR) 5 Bedrooms *	£POA	£POA
* For all Electrical Installation Condition Reports listed above (EICR), please	note that all remedial works	are charged separately

Landlord Protection Nash Watson Ltd trading as Nash Watson is a member of Client Money Protect, which is a client money protection scheme, and also a

Handling Client Money

Nash Watson Ltd, trading as Nash Watson, has a segregated and ring-fenced client money account held with Barclays, Leicester, IE87 2BB. All client money, including rents and deposits, are paid by the tenant directly into the client money account. Nash Watson Ltd has client money protection and is a member of Client Money Protect, membership number: CMP003294. Where agreed Nash Watson lodge security deposits with The deposit Protection Service (DPS).





member of The Property Ombudsman, which is a redress scheme.

