



# Chambré

PRIVATE CLIENT PROPERTY SPECIALISTS

Eccleston Yards  
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## Landlords

Letting and Management fees - % of annual rent	Below £600 pw	£601 – £2,999 pw	£3,000 + pw
Let & Manage	16% (19.2% inc VAT)	14% (16.8 inc VAT)	12% (14.4% inc VAT)
Let Only (Min Fee £2,500)	12% (14.4% inc VAT)	10% (12% inc VAT)	8% (9.6% inc VAT)
Management Only (Min Fee £2,000)	9% (10.8% inc VAT)	8% (9.6% inc VAT)	7% (8.4% inc VAT)
<b>Other Landlord Fees &amp; Charges</b>			
Preparation of Assured Shorthold Tenancy Agreement	£228 inc VAT		
Tenancy Agreement	£228 inc VAT		
Tenancy renewals	£114 inc VAT		
Submission of non-residential landlords' receipts to HMRC	£250 inc VAT per quarter		
Attendance at property per visit for more than 12 visits per annum	£114 inc VAT		
Dealing with Legal disputes, deposit disputes and Insurance Claims, legal notices	£114 per hour inc VAT		
Refurbishment Services	12% - 18% inc VAT on the total cost of works		
Sale of property to a Tenant or former Tenant	1.2% inc VAT		
3rd Party Charges – below is an indication of costs, these may vary			
Inventory Make	£216 - £540 inc VAT*		
Inventory Check In	£108 - £360 inc VAT*		
Cost of Check Out	£108 - £360 inc VAT*		
Professional Clean of the property	£108 - £600 inc VAT*		
Energy Performance Certificate	£66 - £102 inc VAT*		
Gas Safety Certificates	£108 inc VAT		
	£* will depend on number of bedrooms and whether property is furnished or unfurnished		

## General

Change of tenant (includes referencing the new tenant, drawing up the change of tenant documents and arranging a mid-term inventory report)	£50 inc VAT
Last minute cancellation of prearranged visits	£95 inc VAT

## Tenants

### Charges – Beginning of Tenancy

Holding deposit of one week's rent to secure property	
Deposit of Five Weeks Rent	Deposit of Five Weeks Rent

Chambré Limited is an ARLA licensed member and a member of National Landlords Association, Client Money Protection (CMP) provided by ARLA and the Property Redress Scheme