

LANDLORD FEES		
CORE FEES	Lettings Service	Managed Service
Upfront Marketing Fee payable from 1 st months rent	£474 (net £395)	£474 (net £395)
Letting Service / Managed Service fee payable monthly	Year 1 - 7.2% (net 6%) of rental amount Year 2 - 6% (net 5%) of rental amount Year 3 - 6% (net 5%) of rental amount Thereafter 6% (net 5%) of rental amount	18% (net 15%) of rental amount
Tenancy Renewal Documentation Fee payable on execution of agreement	£144 (net £120)	
Change of Sharer Documentation Fee payable on execution of agreement	£144 (net £120)	
ADDITIONAL FEES MAY APPLY		
Withdrawal Fee for failed Tenancy Start	3 months Letting Service Fee	3 months Managed Service Fee
Withdrawal Fee post Tenancy Commencing	Fee equal to 1 month’s rental payment amount	
Deposit	Lettings Service	Managed Service
Initial Deposit Administration Fee	N/A	£30 (net £25)
Deposit Administration Fee in Subsequent Years	£30 (net £25)	£30 (net £25)
Initial No Deposit Scheme Administration Fee	N/A	£30 (net £25)
No Deposit Scheme Administration Fee in Subsequent Years	£30 (net £25)	£30 (net £25)
Compliance Checks and Certificates - Items can be combined to create a ‘package price’ – please enquire for prices		
Gas Safety Record	£102 - £114 (net £85 - £95)	
Gas appliance servicing	£72 - £84 (net £60 - £70) per appliance	
Smoke Alarms & Carbon Monoxide Compliance Check	£36 - £48 (net £30 - £40)	
Heating and Hot Water Annual Servicing	£144 (net £120)	
Electrical Installation Condition Report (EICR)	£240 - £264 (net £200 - £220)	
Portable Appliance Test (PAT)	£48 - £60 (net £40 - £50)	
Legionella Risk Assessment	£90 - £102 (net £75 - £85)	
Energy Performance Certificate (EPC)	£93.60 (net £78) - 1-4 bedrooms £127.20 (net £106) - 5+ bedrooms	
HMO		
Licence application fee (HMO/Additional/Selective)	From £300 (net £250)	
Fire Risk Assessment	HMO up to 4 bedrooms £420 (net £350) House or building up to 3 flats £450 (net £375) Purpose built up to 4 flats £510 (net £425) HMO 5 – 6 bedrooms £540 (net £450) House or building 4 – 6 flats £570 (net £475) Purpose built 5 – 8 flats £775 (net £625) HMO 7 -9 bedrooms £720 (net £600) House or building 7 – 9 flats £750 (net £625) Purpose built 9 – 12 flats £870 (net £725) HMO 10 plus bedrooms – To be agreed between parties House or building 10 plus flats – To be agreed between parties Purpose built 13 plus flats – To be agreed between parties	
Fire Alarm Maintenance per visit	£120 (net £100)	
Emergency Lighting Annual Maintenance	£60 (net £50)	
Fire Extinguisher Annual Maintenance	£60 (net £50)	

Fire Door Annual Inspection	£336 (net £280)	
Rent and Legal Protection		
Month 1	Free of Charge	
Month 2 Ongoing	3.6% of rental amount (net 3%)	
Property Condition Assessments	Letting Service	Managed
Inventory, Property Inspection, Checkout & Deposit Administration Fee	£300 (net £250)	Included
Additional Property Inspection	£48 (net £40)	Included
Accounts		
Providing Copy of Monthly Statement by post	£6 (net £5)	
Providing Copy of Monthly Statement by email	£6 (net £5)	
Providing an Annual Statement for Tax Assessment	£24 (net £20)	
International Bank Transfer Fee	£30 (net £25)	
Income and Expenditure Report	£24 (net £20)	
Management of Overseas landlords NRL Scheme	3.60% (net 3%)	
Misc		
Visit to Property to Locate Meter or Access	£30 (net £25)	
Empty Property visit	£48 (net £40)	
Overseeing Major Building or Refurbishment Work (Please note: Linley and Simpson employees are NOT qualified / trained Project Managers. (This service is only available on Managed properties.)	12% (net 10%) of total cost of works	
Sales commission if tenant purchases property	To be agreed between parties	
Additional reference request in addition to providers standard criteria	£24 (net £20)	
Additional Keys	£30 (net £25)	
Serving Legal Notices – Section 21 notice & Section 8 notice	£204 (net £170)	
Rent Review – Section 13 notice	£60 (net £50)	
Right to Rent Checks	£30 (net £25) for each check per tenant	
Drain off fee (for hot or cold water pipes)	£90 (net £75)	
Let Only – All Fees payable upfront		
Marketing Fee	£60 (net £50)	
Letting Fee	90% of the first months rent (net 75%) with a minimum fee of £720 (£600+vat)	
Inventory and Deposit Administration Fee	£210 (£175+vat)	
Withdrawal Fee	Full Letting Fee	
AML Fees		
Landlord Check	£10 (£8.33 net) per person	
Tenant Check	£10 (£8.33 net) per person	
Proof of Ownership	£7 (£5.83 net)	

LINLEY & SIMPSON LTD IS PART OF LOMOND, THE TRADING NAME OF CHIANTI HOLDINGS LTD.
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