

LANDLORD FEES		
CORE FEES	Lettings Service	Managed Service
Upfront Marketing Fee payable from 1 st months rent	50% of first month's rent. Minimum fee £474 (net £395)	50% of first month's rent. Minimum fee £474 (net £395)
Letting Service / Managed Service fee payable monthly	Year 1 - 8.4% (net 7%) of rental amount Thereafter – 7.2% (net 6%) of rental amount	18% (net 15%) of rental amount
Change of Sharer Documentation Fee payable on execution of agreement	£300 (net £250)	£300 (net £250)
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		
Gas Safety Record	£102 (net £85)	
Gas Safety + Boiler Service	£174 (net £145)	
Gas Safety + PAT	£150 (net £125)	
Gas Safety + Boiler Service + PAT	£198 (net £165)	
Gas Safety + Boiler Service + PAT + Legionella RA	£288 (net £240)	
Gas appliance servicing	£72 - £84 (net £60 - £70) per appliance	
Smoke Alarms & Carbon Monoxide Compliance Check	No charge with certification	
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)	Up to 3 Bedrooms or (100m2) £111.16 (£93 net) Up to 4 Bedrooms or 150m2 £123.60 (£103 net) Up to 5 Bedrooms or 200m2 £147.60 (£123 net) Over 5 Beds/200m2 POA	
Cylinder Service	£90 (net £75)	
Cylinder Service + Plumbing Check	£138 (net £115)	
Cylinder Service + PAT	£138 (net £115)	
Cylinder Service + Plumbing Check + PAT	£222 (net £185)	
Cylinder Service + Plumbing Check + PAT + Legionella RA	£234 (net £195)	
Property Compliance Report	£150 (net £125)	
HMO Communal		
Licence application fee (HMO/Additional/Selective)	£360 (net £300)	
Fire Risk Assessment	From £438 (net £365)	

Fire Alarm Maintenance per visit	£144 (net £120) bi-annually	
Emergency Lighting Annual Maintenance	£138 (net £115) bi-annually	
Fire Door Annual Inspection	£336 (net £280)	
Rent and Legal Protection		
£0 – £500	£40.80 (net £34)	
£501 - £1000	£42 (net £35)	
£1001 - £1500	£44.40 (net £37)	
£1501 – £2000	£44.40 (net £37)	
£2001 - £2500	£45.60 (net £38)	
£2501 - £3000	£50.40 (net £42)	
£3001+	3% plus VAT of the monthly rent - eg. 3% plus VAT of £3,500 pcm = £126 (net £105)	
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	£30 (net £25)	
Providing Copy of Monthly Statement by email	£30 (net £25)	
Providing an Annual Statement for Tax Assessment	£30 (net £25)	
International Bank Transfer Fee	£30 (net £25)	
Income and Expenditure Report	£30 (net £25)	
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 8 notice	£204 (net £170)	
Rent Review – Section 13 notice	£150 (net £125)	
Right to Rent Checks	£30 (net £25) for each check per tenant	
Drain off fee (for hot or cold water pipes)	£90 (net £75)	
Float	£300 (net £250)	
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 (net £600)	
Inventory and Deposit Administration Fee	£210 (net £175)	
Withdrawal Fee	Full Letting Fee	
AML Fees		
Landlord Check	£10 (net £8.33) per person	
Tenant Check	£10 (net £8.33) per person	
Proof of Ownership	£7 (net £5.83)	

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