

LANDLORD FEES		
CORE FEES	Let Only	Managed Service
Upfront Marketing Fee payable from 1 st months rent	£360 (net £300)	£360 (net £300)
Letting Service / Managed Service fee payable monthly	8.4% (net 7%) of rental amount	18% (net 15%) of rental amount
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	Let Only	Managed Service
Initial Deposit Administration Fee	£78 (net £65)	£78 (net £65)
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	£84 (net £70)	
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)	£222 (net £185)	
Portable Appliance Test (PAT)	£87.60 (net £73)	
Legionella Risk Assessment	£90 - £102 (net £75 - £85)	
Energy Performance Certificate (EPC)	£120 (net £100)	
HMO		
Licence application fee (HMO/Additional/Selective)	From £300 (net £250)	
Fire Risk Assessment	£438 (net £365)	
Fire Alarm Maintenance per visit	£128.40 (net £107) - 6 month panel £120 (net £100) - 12 month panel	
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		
£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	Let Only	Managed

Inventory, Property Inspection, Checkout & Deposit Administration Fee	£300 (net £250)	Included
Additional Property Inspection	£48 (net £40)	Included
In house property maintenance technician	£54 (net £45)	£54 (net £45)
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 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)	
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 (£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.
REGISTERED OFFICE ADDRESS: 70 ST. MARY AXE, LONDON, EC3A 8BE. REGISTERED COMPANY NUMBER: 03823391