

| LANDLORD FEES                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| CORE FEES                                                                                                          | Managed Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Upfront Marketing Fee payable from 1 <sup>st</sup> months rent                                                     | £300 (net £250)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Managed Service fee payable monthly                                                                                | 14.4% (net 12%) of rental amount<br>15% (net 12.5%) for NRL's of licensable HMO's<br>18% (net 15%) for a licensable HMO where We are the license holder                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Withdrawal Fee post Tenancy Commencing                                                                             | Fee equal to 1 month's rental payment amount                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Re-let Fee                                                                                                         | £150 (net £125) per new tenant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Deposit                                                                                                            | Managed Service                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Deposit Administration Fee                                                                                         | £43.20 (net £36)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Initial No Deposit Scheme Administration Fee                                                                       | £30 (net £25)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| No Deposit Scheme Administration Fee in Subsequent Years                                                           | £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)                                                                               | Up to 3 Bedrooms or (100m <sup>2</sup> )    £111.16 (£93 net)<br>Up to 4 Bedrooms or 150m <sup>2</sup> £123.60 (£103 net)<br>Up to 5 Bedrooms or 200m <sup>2</sup> £147.60 (£123 net)<br>Over 5 Beds/200m <sup>2</sup> POA                                                                                                                                                                                                                                                                                                                                                                            |
| HMO                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Licence application fee (HMO/Additional/Selective)                                                                 | From £300 (net £250)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Fire Risk Assessment                                                                                               | HMO up to 4 bedrooms £420 (net £350)<br>House or building up to 3 flats £450 (net £375)<br>Purpose built up to 4 flats £510 (net £425)<br>HMO 5 – 6 bedrooms £540 (net £450)<br>House or building 4 – 6 flats £570 (net £475)<br>Purpose built 5 – 8 flats £775 (net £625)<br>HMO 7 -9 bedrooms £720 (net £600)<br>House or building 7 – 9 flats £750 (net £625)<br>Purpose built 9 – 12 flats £870 (net £725)<br>HMO 10 plus bedrooms – To be agreed between parties<br>House or building 10 plus flats – To be agreed between parties<br>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                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| £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                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Inventory, Property Inspection, Checkout & Deposit Administration Fee                                                                                                                                                | Included                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Additional Property Inspection                                                                                                                                                                                       | Included                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| We employ our own dedicated maintenance staff in order to provide you and your tenants with a prompt emergency maintenance service. Landlords receive a specified number of <b>FREE* emergency maintenance hours</b> | <p>1 – 4 Tenants 6 Hours<br/> 5 – 6 Tenants 8 Hours<br/> 7 – 8 Tenants 12 Hours<br/> 9 and over 14 Hours</p> <p>Additional hours are charged at;<br/> £43.20 (net £36) per hour Monday to Friday 9am-6pm.<br/> £64.80 (net £54) for 6pm to midnight and all day Saturday.<br/> £84.60 (net £70.50) for Midnight to 9am and Sundays.<br/> These hourly rates exclude parts and only become effective after any allocated free hours have been used up. Depending on the property size,</p> |
| Carry out a programme of Preventative Maintenance checks on your property                                                                                                                                            | <p>2.5 hour for 1 and 2 bed properties<br/> 3.5 hours for 3 to 5 bed properties<br/> 5 hours for 6 bed properties and over<br/> This maintenance programme will only be carried out on properties where landlords have renewed their Terms &amp; Conditions of Business with Linley &amp; Simpson Students for the next tenancy.</p>                                                                                                                                                      |
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| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Admin fee for collating all relevant property documentation and certification then submitting HMO licence applications, regardless of outcome.                                                                       | £300 (net £250)                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| The landlord authorises Linley & Simpson Students to apply for garden waste collection permits from the local authority                                           | £36 (net £30) + cost of permit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| LS students apply for planning application on behalf of landlord                                                                                                  | £420 (net £350)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Admin fee for supporting evidence for a landlord applying for Certificate of Lawful Use/Lawful Development Certificate as part of a purchase, sale or re-mortgage | £300 (net £250)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Following termination of the tenancy (and only if the property is to be managed for the subsequent academic year)                                                 | Replacing/supplying the following items (where required) at cost to the landlord: <ul style="list-style-type: none"> <li>- Shower curtains (where fitted) - £16.80 (net £14) each</li> <li>- Toilet brushes - £4.80 (net £4) each</li> <li>- Mattress protectors in the property at a cost of £15 (net £12.50) each</li> <li>- Replacing blown/non-working bulbs with low energy bulbs where possible, approx. cost £6 (net £5) each</li> <li>- Providing tenants with a bottle of wine on your behalf (2 bottles for houses of 5 and over) <b><i>'With the Compliments of your Landlord'</i></b> - £10.20 (net £8.50)</li> </ul> |
| Float                                                                                                                                                             | £300 (net £250)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Let Only – All Fees payable upfront</b>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>AML Fees</b>                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Landlord/Tenant/Guarantor Check                                                                                                                                   | £10 (net £8.33) per person with a maximum of £80 (net £66.67)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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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