



Ben Allman Estate & Letting Agents offer multiple different levels of service to our letting clients. The fees charged for these levels of service are set out in the table below.

Lettings Fee's for Landlords:

	Tenant Find	Rent Collection	Full Management
Lettings Service*	75%+VAT of first months' rent (90%+VAT) Subject to a minimum £400+VAT (£480)	75%+VAT of first months' rent (90%+VAT) Subject to a minimum £400+VAT (£480)	75%+VAT of first months' rent (90%+VAT) Subject to a minimum £400+VAT (£480)
Service Fee's**	N/A	5%+VAT (6%)	11%+VAT (13.2%)

*This is payable upon agreeing a successful tenancy and taken directly out of rent paid.

**Service fees are taken in line with rental payments received.

	Tenant Find	Rent Collection	Full Management	HMO Management
Aborted Tenancy (Landlords Request)	100% of the first month's rent INC VAT	90% of the first month's rent INC VAT	90% of the first month's rent INC VAT	100% of the first month's rent INC VAT
Tenancy Renewal	£200+VAT (£240)	£150+VAT (£180)	£150+VAT (£180)	£150+VAT (£180)
Special Clauses added to AST	£50+VAT (£60)	£50+VAT (£60)	£50+VAT (£60)	£50+VAT (£60)
Registering Deposit with TDS Custodial	£70+VAT (£84)	Included	Included	Included
Section 13 Notice Service	£150+VAT (£180)	£150+VAT (£180)	£150+VAT (£180)	£150+VAT (£180)
Duplicate Document Fee	£20+VAT (£24)	£20+VAT (£24)	£20+VAT (£24)	£20+VAT (£24)
Inventory Fee***	TBC	TBC	TBC	TBC
Termination Fee (During Tenancy)	N/A	£600+VAT (£720)	£600+VAT (£720)	£600+VAT (£720)

***This service is carried out by a third party and is subject to change depending on their pricing which is subject to the size of the property.

Please be aware that all fees shown on this document – whether they are displayed as a percentage of the rental value or as a single figure will include a NON-VAT price as well as an inclusive of VAT price.

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Non-Optional Lettings Fees For Tenants

Holding Deposit	One Weeks Rent
Security Deposit (Custodial)	5 Weeks Rent
Late Payment of Rent	£25per week after initial 14 days of rental due date
Early Termination of AST	Tenant is due to pay landlords costs for finding a new tenant.
Contract Addendums	£50+VAT (£60)
Loss of Keys	£35inc VAT per key

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