

## Pedder Lettings Fees and Associate Costs

Monthly Service	FEE	VAT	TOTAL
Letting and Rent Collection service	10%	20%	12%
Letting, Rent Collection and Fully Managed service	15%	20%	18%

Essentials	Inc VAT		
✓ Assured Periodic Tenancy Agreement	£250	£50	£300
✓ Individual independent third-party tenant reference (per tenant)	£45	£9	£54
✓ Individual independent third party ' <b>Right to Rent</b> ' check (per tenant)	£15	£3	£18
✓ Individual independent third-party <b>PEPS &amp; Sanctions</b> check (per tenant)	£10	£2	£12
✓ Registration of security deposit with the TDS for duration of tenancy term (traditional deposit)	£75	£15	£90
Renewal of security deposit with the TDS for duration of tenancy term (traditional deposit) (annual cost)	£25	£5	£30
Individual third-party guarantor reference (per guarantor) if required	£45	£9	£54
Gas Safety Certificate ( <b>GSI</b> )	£95	£19	£114
Inspection of electrical installation ( <b>EICR</b> ) (size of property dependent, minimum charge)	From £180	£36	£216
Energy Performance Certificate ( <b>EPC</b> )	From £110	£22	£132
Smoke Alarm (x2 fitted)	£150	£30	£180
Carbon Monoxide detector (x2 fitted)	£100	£20	£120

Recommended			
Independent Check-In/Inventory (size of property dependent) minimum fee applies	From £144	£28.80	£172.80
Independent Check-Out/Inventory (size of property dependent) minimum fee applies	From £114	£22.80	£136.80
Professional Pre-Tenancy Clean (size of property dependent)	From £200	£40	£240
Rent guarantee insurance provided tenants pass referencing criteria for rents <b>£1,001 - £1,500 PCM</b>	£365	£73	£438
Rent guarantee insurance provided tenants pass referencing criteria for rents <b>£1,501 - £2,000 PCM</b>	£390	£78	£468
Rent guarantee insurance provided tenants pass referencing criteria for rents <b>£2,001 - £2,500 PCM</b>	£420	£84	£504
Rent guarantee insurance provided tenants pass referencing criteria for rents <b>£2,501 - £3,000 PCM</b>	£530	£106	£636
Rent guarantee insurance, provided tenants pass referencing criteria for rents <b>£3,001 - £10,000 PCM</b>			3% + VAT of rent
Electrical PAT test on supplied appliances (size of property dependent, minimum charge)	From £80	£16	£96

Additional			
Serving Section 8 Notice	£150	£30	£180
Serving Section 13 Notice to increase rent	£150	£30	£180
Non-Managed or extra mid-term inspection (per)	£100	£20	£120
HMO/Selective License Applications	£250	£50	£300
Tenancy Swaps	£250	£50	£300
Legionnaires Testing	£150	£30	£180
Blind cord regulation required tethers (x4 fitted plus £15 for each additional)	£100	£20	£120
Gas & Boiler service	£170	£34	£204
Key cutting plus cost of cutting keys	£25	£5	£30
Floorplan (size of property dependent, minimum charge)	£100	£20	£120
Fire Risk Assessment (size of property dependent)	From £300	£50	£300