

Bath Stone Property Services

Selling Fees

Property Sale Fee	1.5 including VAT of Agreed Sale Value (No Sale No Fee)
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Tenancy Fees

Set Up and Referencing Fee	£216 Including VAT based on two tenants
Guarantor or additional tenant reference fee	£42 per Tenant or Guarantor
Platinum Full Management	Starting from 18% (Charged Monthly) Including VAT
Full Management Fee	14.4% (Charged Monthly) Including VAT
Rent Collection	10.8% (Charged Monthly) Including VAT
Tenant Introduction Service	72% Including VAT
HMO Set Up and Referencing Fee	£180 Including VAT per joint application of a Tenant and Guarantor
Preparation of Tenancy Agreement	£126 Including VAT
Preparation Inventory	Starting Fee £96 Including VAT
Registration of Deposit with DPS	£114 Including VAT
Check In Fee – Carried out in office	Free of Charge
Check In Report Fee – Carried out at property	Starting Fee £66 Including VAT
Energy Performance Certificate	£84 Including VAT
Floor Plan and Virtual Tour	£102 Including VAT

* unless otherwise stated these fee's are charge as a one off at the start of the tenancy

Safety Certificates Fees

Service	Fee to Landlord
Gas Safety Certificate	£80 (no VAT)
Gas Safety and Portal Appliance Certificate	£120 (no VAT)
Legionnaire Safety Certificate	£42 Including VAT
5 Year Electrical Certificate	Start from £156 Including VAT

*Based on current contractors estimates, subject to change.

Mid Tenancy Fees

Tenancy Renewal Fee	£126 Including VAT
Preparation of Section 21 Notice	£114 Including VAT
Landlord Income Summary	£54 Including VAT per Ledger
Additional Statement by Email	£6 Including VAT per Statement
Additional Statement by Post	£12 Including VAT per statement

End of Tenancy Fees

Check Out Fee	Starting Fee £96 Including VAT
Major Work Fee (Works above £500)	10% plus VAT of total Invoice
Deposit Return Management – Unmanaged LLD's	£150 Including VAT