

# LANDLORD FEES SCHEDULE

## FULLY MANAGED SERVICE

### Management Fee

10% + VAT (12% inc VAT) of the monthly rent (gross)

### Set up Fee

£125 + VAT (£150 inc VAT) per new letting

### Full Photographic Inventory & Schedule of Condition

£125 + VAT (£150 inc VAT) per letting

### Referencing

£50 + VAT (£60 inc VAT) per tenancy

### Key Cutting & Key Testing

£15 + VAT (£18 inc VAT) per key

### \*Abortive Letting Fee:

£350 + VAT (£420 inc VAT) per letting

### Additional Property Visits:

£50 + VAT (£60.00 inc VAT) per visit

### Tenancy Renewal Fee

£50 + VAT (£60.00 inc VAT) per renewal

### Service of Notices

£50 + VAT (£60.00 inc VAT) per notice

### Gas Certificates & EPC's

£80 + VAT (£96 inc VAT) per certificate

## LET ONLY SERVICE (Tenant Find)

### Letting Fee

70% + VAT (84% inc VAT) of the first months rent (minimum fee £420 inc VAT)

### Full Photographic Inventory & Schedule of Condition

£125 + VAT (£150 inc VAT) per property

### \*Abortive Letting Fee

£350 + VAT (£420 inc VAT) per letting

### Referencing

£50 + VAT (£60 inc VAT) per tenancy

### Key Cutting & Key Testing

£15 + VAT (£18 inc VAT) per key

### Gas Certificates & EPC's

£80 + VAT (£96 inc VAT) per certificate

\*Where The Gray House introduces a tenant who has provided satisfactory references and is ready, willing and able to proceed but the Landlord withdraws the property or declines to accept the tenant, the Landlord will be liable for an abortive fee of £350.00 + VAT (£420.00 inc VAT).



the gray house  
letting & property management

The Gray House Lettings and Property Management Limited

14a Beulah Road, Rhiwbina, Cardiff CF14 6LX

info@thegrayhouse.co.uk

www.thegrayhouse.co.uk

029 2069 2222

@thegrayhousetld