

## Hendersons Letting Charges for Landlords

### Tenancy Management Service

14% inc VAT (11.66% + VAT) of the monthly rent due (subject to a minimum fee of £600 inc VAT per annum)  
(£500 + VAT)

### Additional Charges for Tenancy Management

Referencing each applicant (and guarantor if necessary)	£60 inc VAT (£50 + VAT)
Preparing Inventory from	£150 inc VAT (£125 + VAT)
Tenancy Renewal Fee	£90 inc VAT (£75 + VAT)
Adjudication on dispute of deposits	£108 inc VAT (£90 + VAT)
Additional property visits	£30 inc VAT (£25 + VAT)
Admin of NRL tax returns	£60 p.a. inc VAT (£50 + VAT)
Redirection of mail overseas	cost of postage + admin
EPC	£90 inc VAT (£75 + VAT)
Duplication of extra keys	£12 inc VAT (£10 + VAT) plus costs
Issuing Section 21 Notice for re-possession	£90 inc VAT (£75 + VAT)
Statutory Declaration	£54 inc VAT (£45 + VAT)
Repair Limit for Landlords (see 4.1)	£240 inc VAT (£200 + VAT)
Obtaining estimates and supervision of major works	6% of cost of work over £500 inc VAT (5% + VAT)
Appliance manual provision (if possible)	£30 each (£25 + VAT)
Empty Property Inspections	To be agreed

### Let Only Service

£600 inc VAT (£500 + VAT)

### Tenant Finder plus Rent Collection

£600 inc VAT (£500 + VAT) plus 7.2% inc VAT (6% + VAT) of the monthly rent due

### Addition Charges for Let Only

Referencing each applicant (and guarantor if necessary)	£60 inc VAT (£50 + VAT)
Hendersons to protect the deposit & provide the Tenant with the Prescribed Information & Terms & Conditions	£54 inc VAT (£45 + VAT)
Preparing Inventory	from £150 inc VAT (£125 + VAT)
Schedule of Condition:	
1 bed Apartment	£102 inc VAT (£85 + VAT)
2 bed Apartment	£114 inc VAT (£95 + VAT)
3 bed Apartment	£126 inc VAT (£105 + VAT)
1 bed House	£120 inc VAT (£100 + VAT)
2 bed House	£144 inc VAT (£120 + VAT)
3 bed House	£168 inc VAT (£140 + VAT)
4 bed House	£192 inc VAT (£160 + VAT)
5 Bed House	£192 inc VAT (£180 + VAT)
EPC	£90 inc VAT (£75 + VAT)
Duplication of extra keys	£12 inc VAT (£10 + VAT) plus costs

### Withdrawal Fees

When a Landlord dis-instructs us after a tenant's application has been processed £240 inc VAT (£200 + vat)

When a Landlord withdraws from a tenant managed service: minimum fee of £600 inc VAT (£500 + vat) of commission paid to us since the beginning of each new tenancy (see above standard)