

Fee Structure

Service	Fee (Inclusive of VAT)	(Fee Plus VAT)	Description of Service
LETTINGS			
Furnished, Managed or Tenant Find Inventory	£120.00	£100.00 Plus VAT	Includes a full condition report to note contents and photographic evidence
As Above, 3 + Beds	£156.00	£130.00 Plus VAT	As Above
Unfurnished Managed or Tenant Find Inventory	£108.00	£90.00 Plus VAT	As Above
Inventory Refresh	£72.00	£60.00 Plus VAT	As Above-Revised from original document after revisiting property
Tenant Find Check Out	£108.00	£90.00 Plus VAT	To inspect premises at the end of tenancy and provide full report and hold photographic evidence. (Included in full management service)
Tenant Find Check Out, 3 + Beds	£132.00	£110.00 Plus VAT	As Above
CP12 (Gas Safety Certificate)	£61.20	£51.00 Plus VAT	Gas Safety Certificate - valid for one year, legal requirement
Tenant Find Renewals-Landlord Fee (Per Property)	£180.00	£150.00 Plus VAT	To include agreeing terms of tenancy, drawing up agreement and obtaining signatures. References are not included
Managed Renewals-Landlord Fee	£60.00	£50.00 Plus VAT	N/A
Managed, Monthly Landlord Fee	15% (Minimum Fee £60)	12.5% Plus VAT Minimum Fee £50 Plus VAT	Please see terms of business for details of what fee covers
Letting Fee, Tenant Find & Managed- Less than 12 Month Tenancies	60%	50% Plus VAT	Please see terms of business for details of what fee covers
Letting Fee, Tenant Find & Managed - 12 Months or More Tenancies	90%	75% Plus VAT	Please see terms of business for details of what fee covers
Letting Fee, Tenant Find & Managed - Minimum Fee	£420.00 – 6 Months	£350.00 Plus VAT	Please see terms of business for details of what fee covers
	£630.00 - 12 Months	£525.00 Plus VAT	

Fees Structure - Continued

LETTINGS/SALES			
Energy Performance Certificate	£108.00	£90.00 Plus VAT	Legally required to market any property for sale or let and valid for 10 years. Includes arranging and uploading to particulars
Smoke Alarm/Carbon Monoxide Check	£70.56	£58.80 Plus VAT	To check alarms in working order
To Check Alarms, One Detector Fitted	£102.00	£85.00 Plus VAT	As above and fit detector
To Check Alarms, Two Detectors Fitted	£145.20	£121.00 Plus VAT	As above and fit detector
Legionnaires - 1 Bathroom	£64.80	£54.00 Plus VAT	To check for Legionnaires disease
Legionnaires - 2 Bathrooms	£72.00	£60.00 Plus VAT	As above
Legionnaires - 3+ Bathrooms	£79.20	£66.00 Plus VAT	As above
CP12 and Service	£115.20	£96.00 Plus VAT	Gas Safety Certificate - valid for one year, plus service
Electrical Installation Condition Report - 3 bedroom or less	£237.60	£198.00 Plus VAT	Check on electrical installations in the property, valid for 5 years.
Electrical Installation Condition Report - 4/5 Bedrooms	£307.20	£256.00 Plus VAT	Check on electrical installations in the property, valid for 5 years.

Living Spaces UK Ltd are members of The National Approved Letting Scheme. Firms licensed by the scheme have demonstrated that they have met defined letting and/or management standards, offer independent redress via The Property Ombudsman and hold Professional Indemnity Insurance as well as belonging to a Client Protection Scheme.