

Services and Scale of Charges

In accordance with consumer legislation, all charges and percentages are inclusive of VAT at 20%.

1. Introduction & Let Only:	£650 per new tenancy, 50% payable in advance						
2. Letting & Rent Collection:	£360 initial fee plus 7.2% percent of the rental paid each month						
3. Full Management:	£360 initial fee plus a percentage of the rental paid each month:						
	<table> <tr> <td>Property rental</td> <td>Agent charges</td> </tr> <tr> <td>Up to £749 per month</td> <td>15%</td> </tr> <tr> <td>£750+ per month</td> <td>12%</td> </tr> </table>	Property rental	Agent charges	Up to £749 per month	15%	£750+ per month	12%
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Additional Services	Full Management	Introduction & Let Only / Letting & Rent Collection
New tenancy inventory checks for unfurnished properties - Fees for fully / part furnished by agreement in advance	Included	Included
Issuing of notices:		
Notice of possession (S21)	Included	£150
Notice of possession (S8)	Included	£180
Notice of rent increase (S13)	Included	£114
Providing an address for serving of notices (S48)	Included	£114
Regular property inspections**	Included	£90 each plus travel at 54 pence per mile
Final inspection with report**	Included	£114 each plus travel at 54 pence per mile
Negotiating deposit deductions / disputes**	Included	£54 per hour

* Cancellation charges apply if the property is withdrawn prior to commencement of a tenancy.

** Only available for properties with an inventory prepared by Turner Scott relating to the current tenancy.

Additional Charges

Applicable to all service agreements

Processing tenancy renewals for fixed term contract	£114 each
Addition / removal of tenant (at tenant's request), which includes: <ul style="list-style-type: none"> - Referencing of new tenant applicant who is joining remaining tenant(s) - Preparation of new tenancy agreement and associated regulatory information - Preparation of tenancy deposit documents - Amendment of deposit registration information with deposit protection scheme 	£150 payable by tenant
Transfer of management from another letting agent	£360
Monthly statements by post	Complimentary service available on request
Cancellation charge*	£360
Turner Scott's professional rate	£54 per hour

Minimum Charges

Agent charges are deducted from the monthly rental income based on the agent tariff. A minimum charge, equivalent to six months agent charges will apply to each tenancy. Charges already received will be deducted from the total charge due.

Consent for Commissions

Please find below a list of suppliers that we receive a commission from, should you or your tenant use their services. We have an obligation to be transparent about the commission we receive and must gain your consent in order for us to use these suppliers in connection with your property.

Supplier	Commission
Insurance companies	50% payable by provider
Referencing companies	50% payable by provider
Tenant Shop (utilities):	
- Media	£15
- Energy	£5
- Insurance policies	£10
- Sale for removals	£5