

## GSC GRAYS LETTINGS FEES - COMPARISON

All figures are quoted inclusive of VAT. Please ask if you require a breakdown exclusive of VAT

Full details of the service included within each of the above can be found in our Terms of Engagement, a copy of which is available on request.

	Fully Managed	Non-Managed
<b>Fixed Fees which will be due at the point of letting</b>		
<i>Landlord Withdrawal Fees will apply if our instruction is terminated post-advertising but prior to letting,</i>		
Letting Fee Free Market Appraisal (FMA) Preparation of Inventory and Schedule of Condition (ISoC) Registration of Deposit <i>In the event that the landlord withdraws for from the tenancy before it has started the Landlord Withdrawal Fee will apply.</i>	60% of the first full month's rent or Minimum fee of £420 (Being the greater)	120% of the first full month's rent or Minimum fee of £540 (Being the greater)
Viewing Fees <i>3 viewings are included additional viewings are chargeable</i>	£20 per viewing	£20 per viewing
Preparation of Inventory and Schedule of Condition (ISoC)	<i>Included in the above</i>	£180 1-4 Bedrooms £300 5+ Bedrooms <i>Inventory is mandatory if GSC Grays are to register and hold the deposit</i>
Registration of Deposit	<i>Included in the above</i>	
Legal Pack Fee <i>Includes referencing for up to 2 tenants (see below), contract negotiation and arranging contract signature</i>	£260	£260
	Fully Managed	Non-Managed
<b>Additional fees which may be due at point of letting</b>		
Instruction and Management of Initial Property Compliance	£120 (Contractors costs not included)	£120 (Contractors costs not included)
Advising on & instructing works as necessary to achieve MEES compliance to allow the property to be let	£540	£540
Referencing of additional tenants	£25 per tenant	£25 per tenant
Referencing a Guarantor and drawing up deed of guarantee	£25 per tenant	£25 per tenant
Explaining to any permitted occupier their rights and responsibilities towards the landlord and the named tenant(s)	£12 per occupier	£12 per occupier
Landlord withdrawal fee, chargeable where the landlord withdraws from the tenancy prior to commencement	£150 plus the costs of marketing incurred	£150 plus the costs of marketing incurred

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Accompanied Check in Fee (only available where an ISOc has been prepared to a professional standard)	Included	£180
	<b>Fully Managed</b>	<b>Non-Managed</b>
<b>Tenancy Renewal Fees</b>		
Negotiation and signature of a further tenancy agreement to the same tenant(s)	£120	£120
Supply of Carbon Monoxide Alarm (Standalone not fitted)	£30.00	£30.00
	<b>Fully Managed</b>	<b>Non-Managed</b>
<b>Management Fees Due During Tenancy</b> <i>Landlord Withdrawal Fees will apply if our instruction is terminated during the first 6 months' of a fully managed tenancy</i>		
Monthly Management Fee <i>Due from the second month onwards</i>	12% of the monthly rent	Not Applicable
Significant Repair Arrangement Fee <i>Repairs costing over £300 inclusive of VAT</i>	Case by Case Basis	Not Applicable
Insurance Claims	12% of total claim Minimum Fee of £300	Not Applicable
Non-Resident Landlord fee <i>for the preparation and submission to HMRC of the necessary returns</i>	£30 per annum	Not Applicable
Landlord Withdrawal Fee <i>payable should the landlord terminate GSC Grays' management contract prior to the end of the tenancy</i>	See Terms of Engagement	Not Applicable
Property Inspection <i>Visit, inspection, preparation of report</i>	Included	£180
Rent Review negotiation and agreement	See Terms of Engagement	£180
Service of Section 21 Notice	Included	£180 per notice
<b>Fees at Tenancy Termination</b>		
Check out fee	Included	£180
Tenancy Dispute Fee <i>Preparation of end of tenancy claim for deposit retention. Only available where GSC Grays have protected the deposit</i>	£120	£120
<b>Other fees</b>		
Vacant Property Management	Agreed on a case-by-case basis	Agreed on a case-by-case basis

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Court Attendance Fee <i>Time in attendance at court, travelling and waiting time are all chargeable</i>	£150 per hour	£150 per hour
Management Takeover fee For the taking over of the management of a property already subject to an existing tenancy	£180	Not Applicable