



GREY & CO
ESTATE AGENTS

Fees to Tenants:

Tenancy administration (per tenancy)	Free of Charge
First Applicant Tenant Referencing	Free of Charge
Additional Applicants Tenant Referencing	Free of Charge
Guarantor Reference (per guarantor)	Free of Charge
Third Party administration	Free of Charge
Tenancy renewal (per tenancy)	Free of Charge

Important Notes for Tenants:

- One Week's Rent Refundable Reservation Fee is payable if you are proceeding with a tenancy – Terms Apply * This is non-refundable should you fail references, provide false information or pull out of the tenancy without a satisfactory reason *
- First Month's rent will be due in advance of the tenancy.
- Five Week's Rent Security Deposit is due before the commencement of the tenancy.
- Please be aware that if you decide to break your tenancy early you will be liable to pay reasonable costs that the landlord would have incurred.

Landlord Fees:

Let Only	9.6% of annual rent INC VAT	Deducted from first month's rent
Management	14.4% of monthly rent + VAT	Charged monthly
Rent collection	9.6% of monthly rent + VAT	Charged monthly
Tenancy Set Up Fee	£150 Including VAT	Deducted from first month's rent
Rent Guarantee Policy	£204 including VAT	£17 Per Month if Rent Collection or Management

Let Only:

Legionnaires Risk Assessment	£120 Including VAT	
Gas Safety Certificate	£75 Including VAT	Renewed each year
Gas Safety + Boiler Service	£150 Including VAT	
Energy Performance Certificates		Lasts for 10 years
Up to 3 bedrooms	£75 Including VAT	
Up to 6 bedrooms	£85 Including VAT	
Notices served to tenants	£60 Including VAT	Eg. Section 21 notice
Property Inspections *	£35 Including VAT	Per visit, includes written report
Refurbishment arrangements	12% of total costs Including VAT	
Insurance claim handling	12% of Total Including VAT	
Deposit dispute handling	£120 Including VAT	

Fees to Rent Fully Managed Landlords:

Legionnaires Risk Assessment	£120 Including VAT	
Gas safety Certificate	£75 Including VAT	Renewed each year
Gas Safety + Boiler Service	£150 Including VAT	
Energy Performance certificates		Lasts for 10 years
Up to 3 bedrooms	£75 Including VAT	
Up to 6 bedrooms	£85 Including VAT	
Notices served to tenants	Free of Charge	
Property Inspections *	Free of Charge	
Refurbishment arrangements	Free of charge	
Insurance claim handling	12% of Total Including VAT	
Court attendance	£75 per hour Free of Charge plus expenses	

* For Inventory Charges, including Check In/Out costs see Separate Inventory Sheet.