



Fees and Charges	All fees inclusive of VAT	Managed	Managed with Rent Guarantee	Finders Only
Lettings Setting Up Fee Market Appraisal, marketing and advertising, accompanied viewings, negotiating with prospective tenants, referencing of tenants, producing the Tenancy agreement and collection of the first month's rent.		60% inc. VAT of the first months rent	60% inc. VAT of the first months rent	90% inc. VAT of the first months rent
Deposit Fee for collecting, protecting and registering the deposit with the Custodial Scheme (DPS) within the legal timescale of 30 days.		£24.00 inc. VAT	£24.00 inc. VAT	£24.00 inc. VAT
Fully Managed Service (percentage of monthly rental) (promotion values may vary) Property maintenance, mid-term property inspections, service of notices, deposit registration, rent collection, taking meter readings and notifying the utility companies and keeping the Landlord fully updated with changes in Tenancy Laws.		12% inc. VAT	15.6% inc. VAT	N/A
Landlord cancellation fee Withdrawal from entering into a Tenancy with a tenant after instructing Harris & Birt to act on your behalf.		£300.00 inc. VAT	£300.00 inc. VAT	£300.00 inc. VAT
Responding on your behalf to your tenant(s) deposit dispute		Free	Free	£60.00 inc. VAT
Other Charges				
Energy Performance Certificate (EPC) – valid for 10 years.		£84.00 inc. VAT	£84.00 inc. VAT	£84.00 inc. VAT
Preparation of professional inventory. Studio/1 bedroom 2 bedroom 3 bedroom 4 bedroom plus		£72.00 inc. VAT £96.00 inc. VAT £120.00 inc. VAT £144.00 inc. VAT	£72.00 inc. VAT £96.00 inc. VAT £120.00 inc. VAT £144.00 inc. VAT	£108.00 inc. VAT £144.00 inc. VAT £180.00 inc. VAT £192.00 inc. VAT
Renewal/Extension of Tenancy				
Renewal/extension of fixed term Tenancy Agreement		£72.00 inc. VAT	£72.00 inc. VAT	£120.00 inc. VAT
General Charges				
Duplicate copy statements (per copy).		Free	Free	£12.00 inc. VAT
Annual statement of income and expenditure.		Free	Free	N/A

Fee for preparing and serving additional Notices as per Renting Homes (Wales) Act 2016	£72.00 inc. VAT	£72.00 inc. VAT	£72.00 inc. VAT
Attendance at Court/Tribunal (charged per day).	Free	Free	£300.00 inc. VAT
Additional property visits (outside of mid-term inspections).	Free	Free	£30.00 inc. VAT
Responding to Ombudsman disputes.	Free	Free	£240.00 inc. VAT
Property visits arranged by the Landlord's appointed contractor(s).	Free	Free	£48.00 inc. vat
Key cutting administration charge.	£18.00 inc. VAT	£18.00 inc. VAT	£18.00 inc. VAT
Conducting a thorough final inspection of the property at the end of the Tenancy.	Free	Free	£72.00 inc. VAT