



LITTLE MANSIONS LTD

Lettings & Property Management Fees & Services

OUR FEES AND CHARGES	FULL MANAGEMENT	Rent Collection	Let Only
LETTING FEE	£395 + vat [£474]	£450 + vat [£540]	£450 + vat [£540]
COMMISSION	10% + vat [12% inc vat] [min monthly fee £50 + vat]	8% + vat [9.6% inc vat]	N/A
Marketing photos and online	Included	Included	Included
Property Inspections	2 per annum included	£85 + vat [£102]	£85 + vat [£102]
Empty Property checks	£25 + vat [£30]	£25 + vat [£30]	£25 + vat [£30]
Notice for possession [Does not include court proceedings]	£75 + vat [£90]	£100 + vat [£120]	£100 + vat [£120]
Court attendance [preparation statements charged at hourly rate of £25ph]	£200 + vat [£240]	N/A	N/A
Notice of Rent increase	£25 + vat [£30]	£45 + vat [£54]	£45 + vat [£54]
Tenancy Agreement including supporting document administration	£150 + vat [£180]	£150 + vat [£180]	£200 + vat [£240]
Tenant reference (inc. credit check, employment, landlord)	£45 + vat pp [£54]	£45 + vat pp [£54]	£45 + vat pp [£54]
Guarantors reference and agreement	£75 + vat [£90]	£95 + vat [£114]	£95 + vat [£114]
Supply and fit smoke alarm or CO Monitor	£30 + vat [£36] per unit	£30 + vat [£36] per unit	£30 + vat [£36] per unit
Inventory or Checkout - Up to 2 bedrooms	£85 + vat [£102] per	£100 + vat [£120] per	£100 + vat [£120] per
Inventory or Checkout - 3 bedrooms	£100 + vat [£120] per	£125 + vat [£150] per	£125 + vat [£150] per
Inventory or Checkout - 4 bedrooms	£125 + vat [£150] per	£150 + vat [£180] per	£150 + vat [£180] per
For 5 bed/Furnished properties	£10 + vat per room [£12]	£10 + vat per room [£12]	£10 + vat per room [£12]
Arranging statutory declaration	£50 + vat [£60]	£50 + vat [£60]	£50 + vat [£60]
Abandonment Notice of repossession	£75 + vat [£90]	£100 + vat [£120]	£100 + vat [£120]
Processing and arranging defence for deposit in dispute	£60 + vat [£72]	£60 + vat [£72]	£60 + vat [£72]
Termination of Agency Agreement mid Tenancy	£500 inc vat	£500 inc vat	N/A
Landlord end of year statement for tax	£25 + vat [£30]	£25 + vat [£30]	N/A



*Please note that additional fees may be charged for works not included in the usual business arrangement see full terms and conditions.
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