

LANDLORD FEES

INTRODUCTION: 5% of the total contractual term deducted from the first calendar months rent.

MANAGEMENT: 8% of the total contractual term deducted on a monthly basis from the calendar monthly rent.

Fees are not reimbursed if the Tenant vacates the property before the end of the term and the Agent cannot be held responsible. Under a Management letting the appropriate management fee percentage is reimbursed.

All fees are subject to VAT if applicable. Any difference owing to or due from the Landlord will be settled within 30 days.

In the event that the Landlord dispenses with the Agents services but enters into a second or subsequent Tenancy Agreement with the tenant procured by the Agent pursuant to an agreement made between the landlord and the agent upon these terms and conditions then the landlord shall be liable to pay the agent fees as set out in this agreement.

In the event that the Tenant (or person or corporate body associated with the Tenant) introduced by the Agent subsequently purchases the property whether before, after or during the tenancy, commission shall be at the rate of 1% of the sale price and payable to the Agent on completion.

MANDATORY REQUIREMENTS AND ASSOCIATED COSTS (if required)

EPC	£80
Gas Safety Certificate	£20 plus contractors invoice

Smoke Detectors	£30 plus contractors invoice
Carbon Monoxide Detectors	£30 plus contractors invoice

ADDITIONAL CHARGES (when required)

Agreement Administration fee	£180
Deposit Registration	£60
Tenancy Renewal (introduction only)	Contracted fee minus 1%
Inventory arrangement	£30 + Contractors fee
Rent guarantee insurance set up	£20
Sale of property to tenant	1.5% of the sale Price
Additional spot checks	£40
Check out arrangement	£30 + Contractors fee

Submission of evidence under a disputed deposit	£75
Arranging and signing a Statutory declaration for DPS	£75
Project management for major works exceeding £600 (inc VAT)	12% of contractors Invoice
Credit Check	£20 per applicant
File recovery of your historic tenancy	£50
Key cutting	£20 + contractors fee
Arrangement of Legionella risk assessment	£30
Historic accounts recovery	£70

*Aeon Estates are members of The Deposit Protection Scheme (DPS).
The redress scheme is The Property Ombudsman (TPO)
Client Money Protection (CMP) Certified Propertymark*