SPENCERS

Scale of Charges

Service Levels	*Exclusive of VAT*	*Inclusive of VAT*
Full management	13% of the gross rent deducted monthly for a minimum period of 6 months.	15.6% of the gross rent deducted monthly for a minimum period of 6 months.
Rent collection and compliance support	10% of the gross rent deducted monthly for a minimum of 6 months.	12% of the gross rent deducted monthly for a minimum of 6 months.
Let only	65% of the gross rent deducted from the first month's rent.	78% of the gross rent deducted from the first month's rent.
Compliance support only	£150 paid annually.	£180 paid annually.

If you are interested in taking out rent guarantee, please let us know and we would be happy to put you in touch with of our partners at Let Alliance.

Set up charges	*Exclusive of VAT*	*Inclusive of VAT*
Set up fee	£250 *(This includes photography, floor plan and all marketing of your property alongside accompanied viewings.)*	£300 *(This includes photography, floor plan and all marketing of your property alongside accompanied viewings.)*
Relet set up fee	£125 *(This includes marketing of your property alongside accompanied viewings but does not include photography.)*	£150 *(This includes marketing of your property alongside accompanied viewings but does not include photography.)*
Referencing fee	£60 per person	£72 per person
Tenancy agreement fee	£150	£180
Relet tenancy agreement fee	£75	£90
Deposit registration fee	£35	£42
Inventory/ schedule of condition and check in report	At cost *(dependent on size)*	At cost *(dependent on size)*

Additional charges	*Exclusive of VAT*	*Inclusive of VAT*
Annual rent review including section 13 notice	£120	£144
Section 3 notice *(change of landlord)*	£50	£60
Section 48 notice *(changed of landlord address)*	£50	£60
Notice to quit *(non-housing act tenancies only)*	£120	£144
Check out report	At cost *(dependent on size)*	At cost *(dependent on size)*

Renewal tenancy including rent review *(non-housing act tenancies only)*	£100	£120
Addendum to tenancy agreement fee	£50	£60
Deposit adjudication charge	£120 *(for preparation of all tenancy deposit disputes that go to the dispute service regardless of outcome .)*	£144 *(for preparation of all tenancy deposit disputes that go to the dispute service regardless of outcome .)*
Void period maintenance fee	15% of total contractor invoices *(for all renovation works carried out during a void period)*	18% of total contractor invoices *(for all renovation works carried out during a void period)*
Aborted tenancy charge	£200 plus cost of referencing *(when a landlord withdraws from a tenancy when Spencers have found a ready and willing tenant)*	£240 plus cost of referencing *(when a landlord withdraws from a tenancy when Spencers have found a ready and willing tenant)*
Property visit (non-managed)	£50 *(per visit)*	£60 *(per visit)*
Professional hourly rate	£50 *(when required to carry out any additional services)*	£60 *(when required to carry out any additional services)*
Court attendance fee	£200 per day	£240 per day
Market Rent Assessment *(for properties where the landlord plans to issue a Section 13 notice and needs the agent to attend to assess a rent increase)*	£100	£120

In the event that the Tenant purchases the Rental Property, the Landlord agrees that upon instruction Spencers may charge a special sales commission under a separate arrangement for introducing, progressing and facilitating the sale.

Overseas landlords only (where there is no NRL approval)	*Exclusive of VAT*	*Inclusive of VAT*
Quarterly HMRC return	£125	£150
Annual HMRC return	£125	£150