



Wallers Estate Agents Fees Schedule (Properties To Let)

The following fee schedule applies to *landlords* of Residential and Commercial Property:

Set Up Fee - being No Let No Fee (including Agent-produced photography and Floor Plan)	Half of one month's rent plus VAT (i.e. 60% of one month's rent including VAT). This is subject to a minimum of £500 plus VAT (i.e. £600 inc. VAT) As well as being our commission, this will cover our reasonable marketing expenses, Right to Rent Checks and Referencing Costs, creation and initial administration of tenancy, and registration of landlord and tenant details and protection of Security Deposit with the DPS (Deposit Protection Scheme) <i>Note: for optional extra marketing costs please refer to Sellers' Fees Schedule</i>
Landlord Assist Fee (Rent Collect Only)	5% plus VAT (i.e. 6% inc. VAT) per month subject to a minimum fee of £50 plus Vat (i.e. £60 inc. VAT) per month
Fully Managed	10% plus VAT (i.e. 12% inc. VAT) per month subject to a minimum fee of £75 plus VAT (i.e. £90 inc. VAT) per month
Tenancy Renewals	£180 inc. VAT for up to two tenants plus £90 inc. VAT for subsequent adult tenants
Energy Performance Certificate (EPC) (if taken through ourselves)	£114 inc. VAT for Residential Properties; regarding cost for EPC on commercial properties or for New Build EPCs, fee to be advised in writing prior to instruction due to variances depending on size and type. <i>Note: EPCs are mandatory but there is not an obligation to take one through the Estate Agent. Clients can provide a valid EPC to us independently.</i>
Gas Safety Certificate	£120 inc. VAT
Boiler Service	From £180 inc. VAT, to include a new Safety Certificate. If parts or repair is required, we will advise any further cost in writing prior to undertaking.
Electrical Installation Condition Report (EICR)	From £240 inc. VAT – subject to number of electrical circuits that require testing. If upgrade/repair is required, we will advise any further cost in writing prior to undertaking.
Portable Appliance Testing (PAT)	£90 inc. VAT
Legionella Risk Assessment	£150 inc. VAT
Inventory, Check In and Check Out Fees	These are charged by third party Inventory Clerks and vary depending upon the size of property and whether the property is let furnished or unfurnished. Cost including VAT to be confirmed in writing to clients prior to undertaking.