Wright Marshall

Standard Charges

Lettings & property management

Cheshire Lettings

Fully Managed Service

Monthly Management Commission	12% inc VAT
Set Up Fee	60% of the first month's rent, inc VAT
Deposit Registration Fee	Included in the set up fee
Inventory report and check out report	Included in the set up fee

Rent Collection

Monthly Management Commission	9.6% inc VAT
Set Up Fee	60% of the first month's rent, inc VAT
Deposit Registration Fee	£84 inc VAT
Inventory report	Additional charge – price dependent on property type

Let Only

Set Up Fee	90% of the first month's rent, inc VAT
Deposit Registration Fee	£84 inc VAT
Inventory report	Additional charge – price dependent on property type
Check out report	Additional charge – price dependent on property type

Other Charges

Tenancy variation or replacement documentation	£60 inc VAT
Court / tribunal administration support	£180 inc VAT (excludes legal fees)
Annual tax statement	£90 inc VAT
Deposit dispute administration	£120 inc VAT
Contractor administration fee	12% inc VAT
Void visit / vacant property check	£18 inc VAT
Key cutting administration	£12 inc VAT administration fee, plus cost of keys
Issuing a rent increase	£60 inc VAT

Inventory Charges (Rent Collect and Let Only)

	Unfurnished	Part Furnished	Fully Furnished
Flat / 1-2 Bed Property	£114.00 inc VAT	£144.00 inc VAT	£300.00 inc VAT
3 - 5 Bed Property	£180.00 inc VAT	£216.00 inc VAT	£420.00 inc VAT

Checkout Charges (Rent Collect and Let Only)

	Unfurnished	Part Furnished	Fully Furnished
Flat / 1-2 Bed Property	£96.00 inc VAT	£126.00 inc VAT	£282.00 inc VAT
3 - 5 Bed Property	£162.00 inc VAT	£198.00 inc VAT	£402.00 inc VAT

Buxton Lettings

Fully Managed – initial set up fee	**£510.00 inc VAT**
Fully Managed – monthly management	**12% of monthly rent, inc VAT**
Fully Managed – relet fee	**£270 inc VAT**
Let Only	**£720.00 inc VAT**
Deposit Registration Fee	**Included in the set up fee**
Inventory report and check out report	**Included in the set up fee**

Statutory Compliance

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

Energy Performance Certificate (EPC)	**£90.00 inc VAT per property**
Gas Safety Certificate (LGSR)	**£96.00 inc VAT per certificate – prices may vary depending on the number of appliances**
Electrical Installation Condition Report (EICR)	**£216 inc VAT – prices may vary depending on the size of the property**
Installing Smoke Alarms and Carbon Monoxide detectors	**£26.00 per unit (including VAT) at the point of inspection. If a revisit is required to supply and fit, charges per unit are £46.00 (including VAT)**

All charges shown include VAT at the current rate of 20%.

Client money protection: we are a member of Propertymark's Client Money Protection scheme. Redress: we are a member of The Property Ombudsman.

Real Big Estates Ltd, trading as Petty Real & Wright Marshall Estate Agents. Company registration number 08574143. VAT number 164527011.