Fee List

LINLEY & SIMPSON

Not all fees apply to every let - Please ask

LANDLORD FEES - MANAGED CLIENTS	FEE INCL VAT@20%	FEE EXC VAT
Managed Letting Fee	£354.00	£295.00
Renewal Fee	£120.00	£100.00
Tenancy Deposit Scheme fee	£30.00	£25.00
Standard Commission (Subject to a minimum fee of £60pcm inc VAT)	15%	12.5%

LANDLORD FEES - LET ONLY CLIENTS		FEE INCL VAT@20%	FEE EXC VAT
Let Only Marketing Fee		£60.00	£50.00
Let Only Letting Fees:	6 MONTH LET:		
	50% of 1 month's rent subject to a minimum of	£600.00	£500.00
	12 MONTH LET:		
	75% of 1 month's rent subject to a minimum of	£720.00	£600.00
Inventory and Register Let Only Deposit - up to 3 beds, larger properties by negotiation		£210.00	£175.00
Prepare and Issue Tenancy Renewal Document		£120.00	£100.00
***End of Tenancy Checkout Report - fee by negotiation			

MISCELLANEOUS FEES		FEE INCL VAT@20%	FEE EXC VAT
LANDLORD MISC FEES:			
	Income & Expense reports	£24.00	£20.00
	Overseeing large works over £500	12%	10%
	EPCs Properties up to 5 bedrooms	£93.60	£78.00
	EPCs Properties with 6+ bedrooms	£127.20	£106.00
	Sales commission if Tenant buys the property	1.2%	1.0%
	Copy Statements (price per statement)	£6.00	£5.00
	Rent Recovery Plus	3.6% incl. VAT	3% incl. VAT

REFERRAL FEES

Linley and Simpson Group Ltd earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers.

We declare this intention within our Terms of Business and Application Forms and by signing these documents our clients and customers confirm their agreement to us doing so.

Landlord examples are:

- Between 20% and 30% commission on landlord and tenant insurance "premiums" / warranties. A typical average per policy would be £30pa for tenants and £65pa for landlords.
- Small individual one-off commissions (typically between £10 and £40) for introducing customers to utility suppliers via HomeLet's partners, Help The Move, Energy Helpline, Sky, Virgin and AnyVan.
- Between 5% and 12% commission may be charged to some contractors/ tradesmen in return for being on our panel of preferred contractors. This is not passed on to our clients within the invoice, it is a profit share arrangement with the contractor directly and is regulated via a Service Level Agreement.
- Up to £30 commission from providers of Energy Performance Certificates.
- Up to £30 commission from providers of Legionella Risk Assessments.