

<b>FEES TO LANDLORDS</b>	
<b>Description</b>	<b>Fee Inclusive of VAT</b>
<b>Let Only Fee:</b> Including marketing, accompanied viewings, offer negotiations and collection of first months rent and deposit	9.6% of 12 months rent
<b>Rent Collection Fee:</b> Including that of the Let Only Service and also rent collection, arrears management, accounting and renewal negotiations and rent increases.	12% For the duration of the tenancy and any extension of it
<b>Full Management Fee:</b> Including that of the Let Only and Rent Collection services and also property maintenance, regular property visits and notification of new tenancies to utility providers	14.4% For the duration of the tenancy and any extension of it
<b>New Tenancy agreement Fee:</b> Including producing the tenancy agreement and ensuring it is signed by tenants via to the commencement of the tenancy	£144
<b>Deposit Holding Fee:</b> including registering the deposit into a government approved scheme and issuing the tenants with certificate, prescribed information and other necessary documentation	£72 per annum
<b>Tenancy Set up Fee:</b> Including referencing, right to rent checks, arranging the move in and ensuring all paperwork is given to the tenants	£264
<b>referencing</b>	£60 per tenant / guarantor
<b>Annual Periodic Charge &amp; Section 13 Notice:</b> if both parties (tenant & landlord) prefer a periodic, rolling tenancy, an annual periodic charge to be applied for monitoring the rental level and serving a Section 13 for adjustment when applicable	£180 Fully Managed service £360 Rent Collection Service £600 Let Only Service
<b>TDS Dispute Fee:</b> Where Carr Williams are requested to complete all documentation and assist in a dispute taken tenancy deposit scheme	£600
<b>Call out charge:</b> This will be applicable where Carr Williams are requested to attend appointments at the property outside of the standard agreement terms. E.g to meet a utility company or contractor	£120 (office hours)
<b>FEES TO TENANTS</b>	
<b>Holding Fee</b>	1 Weeks Rent
<b>Early termination fee</b> Following the request of an early termination to the tenancy, the tenant shall be liable for the landlord's/agent's reasonable costs in re-letting the property (including the rent due) until the start date of the replacement tenancy	Landlord / agent re-let costs
<b>Lost key(s) or other security device(s)</b> Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).	Cost of replacement and extras as stated
<b>Variation of contract (tenant's request)</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.	£120 per variation
<b>Change of sharer (tenant's request)</b> To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.	£120 per replacement