

# Bychoice

## LETTINGS

### Associations and Memberships

Bychoice are members of the Royal Institution of Chartered Surveyors (RICS) Client Money Protection Scheme.  
Bychoice are members of The Property Ombudsman (TPO)

### Landlords Fees

Description	Fees*
<b>Letting Fee</b> including marketing using portals and newspaper advertising, accompanied viewings and offer negotiation, Tenancy Set Up including producing the tenancy agreement and completion of the paperwork	<b>1 months' rent plus VAT</b>
<b>Managed Letting Fee</b> including marketing using portals and newspaper advertising, accompanied viewings and offer negotiation, Tenancy Set Up including producing the tenancy agreement, completion of paperwork, registration of tenants deposit and pre-let paperwork	<b>½ months' rent plus VAT</b>
<b>Inventory and condition report</b>	<b>From £120.00 plus VAT</b>
<b>Rent Collection</b> including rent collection, arrears collection, accounting and renewal negotiation	<b>5% of rent payable plus VAT</b>
<b>Full Management</b> including property maintenance, property visits, deposit negotiation together with all services applicable under rent collection	<b>10-13% of rent payable plus VAT</b>
<b>Standalone tenancy agreement</b>	<b>£240 plus VAT</b>
<b>Checkout inspection report</b>	<b>£100 plus VAT</b>
<b>Withdrawal from entering into a tenancy having instructed Bychoice to proceed – Administration fee</b>	<b>£250 plus VAT</b>
<b>Administration fee for the provision of NRL gross annual income and expenditure statement to HMRC</b>	<b>£36 plus VAT</b>
<b>Negotiations of deductions from deposit (not fully managed)</b>	<b>£300 plus VAT</b>
<b>Attendance at Court/Tribunal</b>	<b>£450 plus VAT day/part thereof</b>
<b>Service of notices administration fee - Rent review and section 13</b>	<b>£150 plus VAT</b>
<b>Service of notices administration fee – Section 8 Notice</b>	<b>£240 plus VAT</b>
<b>Extra property visit</b>	<b>£50 plus VAT</b>
<b>Tenant Referencing Fee</b>	<b>£60 plus VAT per tenant/Guarantor</b>
<b>Landlord Gas Safety Certificate</b>	<b>£105 plus VAT</b>
<b>EICR</b>	<b>£190 plus VAT</b>
<b>EPC</b>	<b>£120 plus VAT</b>

### Tenants Fees

Description	Fees*
Change of Sharer – All associated works	<b>£50 (or reasonably incurred costs if higher)</b>
Early Surrender - All associated Works	<b>£50 (or reasonably incurred costs if higher)</b>
Any changes to tenancy agreement- as agreed with landlord	<b>£50 (or reasonably incurred costs if higher)</b>
Locks changed if keys are lost and cannot be located	<b>Price dictated by contractor- no additional fees added by agent.</b>
Key cutting	<b>Price dictated by contractor- no additional fees added by agent.</b>