

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*
Letting Fee 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	1 months' rent plus VAT
Managed Letting Fee including Marketing using portals and newspaper advertising, accompanied viewings and offer negotiation, Tenancy Set Up including producing the tenancy agreement (fee shared with tenant), completion of paperwork, registration of tenants deposit and pre-let paperwork	½ months' rent plus VAT
Inventory and condition report- To include registering, lodging the deposit and annual deposit fee	From £120.00 plus vat
Rent Collection including rent collection, arrears collection, accounting and renewal negotiation	5% of rent payable plus vat
Full Management including property maintenance, property visit, service of notices, deposit negotiation together with all services applicable under rent collection	10% of rent payable plus vat
Stand alone tenancy agreement	£240 plus VAT
Checkout Fee and updated Inventory and condition report	£100 plus Vat- inc in managed
Withdrawal from entering into a tenancy having instructed Bychoice to proceed – Administration fee	£250 plus VAT
Administration fee for the provision of NRL gross annual income and expenditure statement to HMRC	£36 plus VAT
Negotiations of deductions from deposit (not fully managed)	£300 plus VAT
Attendance at Court/Tribunal	£180 plus VAT day/part thereof
Service of notices administration fee - Rent review and section 13	£150 plus VAT
Service of notices administration fee – Section 8 Notice	£240 plus VAT
Extra property visit	£50 plus VAT
Tenant Referencing Fee	£60 plus VAT per tenant/Guarantor
Landlord Gas Safety Certificate	£104 plus VAT
EICR	£190 plus VAT
EPC	£120 plus VAT

Tenants Fees

Description	Fees*
Change of Sharer – All associated works	On an individual basis based on Landlords fees
Early Surrender - - All associated Works	On an individual basis based on Landlords fees
Any changes to tenancy agreement- as agreed with landlord	£50 including VAT
Locks changed if keys are lost and cannot be located	Price dictated by contractor- no additional fees added by agent.
Keys cut	Price dictated by contractor- no additional fees added by agent.