



SPENCERS

NEW FOREST



A GUIDE TO OUR SCALE OF CHARGES

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### TENANT FIND SERVICE

12% (inc VAT) of first 6 months rental payable for each letting where the tenant is introduced through the Agent

### LETTING AND RENT COLLECTION SERVICE

13.5% (inc VAT) of the rent received, deducted by the Agent

### FULL MANAGEMENT SERVICE

15% (inc VAT) of the rent received, deducted by the Agent

THE FEES UNDER THE ABOVE SERVICE ARE PAYABLE WHEN ANY INDIVIDUAL OR ORGANISATION ENTERS INTO AN AGREEMENT TO RENT THE PROPERTY AS A RESULT OF OUR PROMOTION, INTRODUCTION, OR VIEWING BY THE AGENT.

### ADDITIONAL CHARGES

INITIAL SET UP FEE	£120.00 (Inc VAT)
INVENTORY SERVICE & CHECK IN	At cost depending on size of property
PROFESSIONAL HOURLY RATE	£25.00 (inc VAT) Charged by the Agent when required to carry out any additional services
CHECK OUT	Currently charged to Tenant
VOID PROPERTY INSPECTIONS	£30.00 (inc VAT) (per visit)
TENANCY RENEWAL FEE	£60.00 (inc VAT)

### MINIMUM FEE

Where the Landlord cancels the Agent's instruction to provide a management service the Agent will charge and the Landlord will pay a fee based upon 10% (inc VAT) of the agreed rent for the period not exceeding six months from the commencement date of the tenancy.

VAT IS PAYABLE AT THE PREVAILING RATE ON ALL OUR FEES. IN ACCORDANCE WITH CONSUMER LEGISLATION IT IS QUOTED AS INCLUDED IN THE PRICES STATED ABOVE.