



SPENCERS
NEW FOREST

COPYRIGHT © SPENCERS NEW FOREST 2019

A Guide to our Scale of Charges

Scale of Charges

Tenant find service	13% (inc VAT) of first 6 months rental payable for each letting where the tenant is introduced through the Agent
Full management service	16% (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	£210 (inc VAT) full managed only
Register deposit	£30 (inc VAT) all new tenancies
Re-let fee	£144 (inc VAT)
Inventory service and 'check in and check out'	At cost depending on size of property
Professional hourly rate	£35 (inc VAT) charged by the agent when required to carry out any additional services
Void property inspections	£30 (inc VAT) per visit
Tenancy renewal fee	£60 (inc VAT)
Preparing claim for dispute over dilapidations to send to the TDS (Tenancy Dispute Service) arbitrator (Full Managed Service Only)	£60 (inc VAT) payable at commencement of each tenancy. Or 10% of claim submitted with a minimum charge of £100.

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.

Landlord's name (printed)	
Date	
Landlord's signature	