

TRADING PLACES

LET ONLY SERVICE

Initial Charges	Price
Set Up Fee. An initial letting fee 80% of the rent subject to a min of £550.00.	£550.00
Referencing Fee. One Tenant Two Tenants Three Tenants 3 or More Tenants Guarantor Fee	£50.00 £90.00 £120.00 £180.00 £40.00
Inventory Fee. A maximum fee will be charged for a detailed inventory and schedule of condition of the property to be done by a professional external company. The exact fee depends on the property's size and furnishings so will be confirmed upon valuation.	£140.00
TDS Registration Fee. A fee will be charged for Trading Places to hold and protect the tenancy deposit under the terms and conditions of the Tenancy Deposit Scheme.	£75.00 Per Year
Renewal Fee. For the extension of tenancies, whether negotiated by Trading Places, an administration fee is payable.	£175.00
Withdrawal Fee. A withdrawal fee equivalent to one month's rent will be payable if the owner withdraws instructions to let a property after a completed application has been received.	One Month's Rent
Check Out Fee. A fee will be charged for a detailed check out report to be done at the end of a tenancy. The exact fee depends on the property's size and furnishings so will be confirmed upon valuation.	TBC
Deposit Dispute. A fee will be charged for Trading Places to help resolve any dispute relating to the return of the deposit at the end of the tenancy.	£200.00
Statutory Notices. A fee will be charged for Trading Places to serve any statutory notices on the landlord's behalf. This administration fee is per notice.	£25.00
Court Appearances. If Trading Places are to make any court appearances on the landlord's behalf, a fee per appearance will be payable.	£100.00

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Gas Safety Inspection. The Gas Safety (Installation and Use) Regulations 1998 state that all rented properties with a gas supply must have a valid gas safety certificate at the commencement of and throughout the tenancy and must be tested for gas safety on an annual basis. Trading Places appoint a Gas Safe Engineer to do the inspection, which includes the testing of any carbon monoxide detectors and/or smoke alarms in the property. The fee also covers arranging access, retaining the certificate and forwarding it to the tenant.	£80.00
EPC. To instruct a Domestic Energy Assessor to provide an Energy Performance Certificate.	£80.00
Smoke/Carbon Monoxide Alarms. To arrange for an engineer to install smoke/carbon monoxide alarms.	£35.00
Legionella Risk Assessment.	£100.00
Additional Contractor Quote. If more than 2 quotes are required by the Landlord Trading Places will charge a fee for each additional quote.	£25.00
Statement. Providing copy of monthly statement by post.	£20.00
Annual Statement. Providing an annual statement for tax assessment by post or email.	£35.00

