

Landlord Fees & Charges Schedule

Below is the schedule of fees you can expect to pay as landlord when you let your property through **Tri Property Fusion**. Fees are only due if **Tri Property Fusion** successfully finds and moves a tenant into your property.

All of the below fees are inclusive of VAT **Tenant Find, Collection & Management**

Tenant finds only	75% of your first month rent
Tenant finds and monthly rent collection (no management)	60% of the first month's rent and 6% of monthly fee
Tenant find & Full Management	50% of the first month's rent and 8% of the monthly fee

Inventories

Up to 2 bedrooms	£120 - £150
3 - 4 bedrooms	£150 - £200
4 bedrooms	£200- £250
5+ bedrooms	£300
Interim Inspection (Non-Standard)	£100
Check-out Inspection	£150

Additional Services

Tenancy Amendment Fee (Change of Terms Addendum)	£50
Refurbishment of property	Trade cost + 5%
Rent Guarantee Insurance	R250
Photographs	Included
Concierge services fees	5% of cost
Landlord withdrawal from agreed offer	£300
Arrangement fee for works in-between tenancies & pre-tenancy	5% of cost
Retained float for Managed Property	£250

Certification

EPC Arrangement	£100
Gas Safety Certificate	£120
Legionella Risk Assessment	£120
EICR Arrangement	£150 -£250

Notices & Delivery of Notices

Preparation of Section 8 / Section 21 Notice	Included
By Email & by Hand	£5
By Email & 1st Class Post	£5