

Fees & Charges Applicable to Landlords

Initial Charges	Without VAT	Including VAT
Energy Performance Certificate	£80.00	£96.00
Gas Safety Certificate	£70.00	£84.00
Electrical Portable Appliance Testing	£60.00	£72.00
Electrical Installation Condition Report (Two bedrooms or smaller)	£120.00	£144.00
Electrical Installation Condition Report (Three bedrooms)	£145.00	£174.00
Electrical Installation Condition Report (Four bedrooms)	£160.00	£192.00
Electrical Installation Condition Report (Five bedrooms plus)	£180.00	£216.00
If property has Economy 7, there will be an additional charge.	£40.00	£48.00
Alarm Testing (Logs included)	£75.00	£90.00
Alarm Testing Panel Systems (includes logs and call points)	£120.00	£144.00
Supply of Carbon Monoxide Alarm	50.00	£60.00

Deposit Charges	Without VAT	Including VAT
Administration charge where CS Properties manage the property, to process a claim on your behalf with the TDS	FREE	FREE
Administration charge where we do not manage the property, to process a claim on your behalf with the TDS	£150.00	£180.00



Renewals	Without VAT	Including VAT
Renewal fixed term tenancy agreement – Managed Property	£80.00	£96.00
Renewal fixed term tenancy agreement – Non-Managed Property	£100.00	£120.00

Managed Properties	Without Vat	Including VAT
Monthly Management Fee, includes as follows: <ul style="list-style-type: none"> • Property Inspections every 6 months • Calculated rents paid direct into your account • Produce monthly statements • Maintenance issues reported • 24hr Emergency Phone Line • Point of contact for the tenants • General Management of the property • Legislation updates 	10% of the monthly rental amount	12% of the monthly rental amount
Tenancy set up fees for Managed Properties	Without VAT	Including VAT
Tenancy Set Up Fees, includes as follows: <ul style="list-style-type: none"> • Appraisal and marketing of your property • Negotiation of terms • Fully extensive tenant referencing • Fully extensive Guarantor referencing • Preparation of all tenancy agreements including Guarantor agreement • Credit checks • Utility change over at the start of tenancy 	50% of a months' rent	60% of a months' rent
Detailed Inventory	Included	Included
Administration charge to protect the deposit with the TDS	Included	Included
Serving Notice	£80.00	£96.00
Serving Notice (court and possession of rent arrears) not inclusive of any additional expenses.	£150.00	£180.00
End of Tax Year Statements	£100.00	£120.00



Let Only / Set up	Without Vat	Including VAT
Tenancy Set Up Fees, includes as follows: <ul style="list-style-type: none"> • Appraisal and marketing of your property • Negotiation of terms • Fully extensive tenant referencing • Fully extensive Guarantor referencing • Preparation of all tenancy agreements including Guarantor agreement • Credit checks • Utility change over at the start of tenancy 	100% of a months' rent	100% of a months' rent including vat
Guarantor Agreement	£30.00	£36.00
Detailed Inventory	Included	Included
Administration charge to protect the deposit with the TDS	£30.00	£36.00
Serving Notice – Section 21	£80.00	£96.00
Serving Notice (court and possession of rent arrears) not inclusive of any additional expenses.	£200.00	£240.00
Completion of HMO Application (if required)	£250.00	£300.00

Accepted Payment Methods

- Bank Transfer
- No cash or cheques payments accepted