



Fee Schedule

1. Landlord Fees

Aspire Residential provide the following management services:

• **Fully Managed Services**

10% (plus VAT) of gross monthly rents received from your tenant

• **Find tenant only service:**

A fixed fee of £500 plus VAT (£600 inclusive)

• **Rent collection service:**

A fixed monthly fee of 8% plus VAT of gross monthly rents received from your tenant

Full details of each service are available on our website or can be provided upon request.

In addition to our standard managed services, we offer the following services to help landlords prepare their property for rent and to assist in maintaining compliance with legislation and regulations. Should any further service (not presented below) be required, fees will be quoted based on the nature on the resources required.

Description of service	Fee (net VAT)	Fee (incl VAT)
Administration charge for setting up a new tenancy This fee is payable prior to tenancy commencement and is non-refundable once a tenant has been secured and has passed referencing.	£500.00	£600.00
Property Inspection (Every 6 months) Included in fully managed service ONLY	£50.00 for non-managed properties	£60.00 for non-managed properties
Enhanced Reference Annual (incl. £50k Legal Expenses Cover)	£30.00 per individual reference	£36.00 per reference
Issuing notices including but not limited to S13 and NTQ (Please note Aspire Residential Real Estate Limited will not be liable for any mis-served notices, please seek legal advice if notice is required to be served).	£120.00	£144.00
Landlord license processing fee where applicable	£150.00	£180.00
Check-Out report/addressing any deposit issues	£90.00	£108.00
Inventory report (Based on size of property)	Studio: £100.00 + VAT 1 bedroom: £125.00 + VAT 2 bedrooms: £150.00 + VAT 3 bedrooms: £165.00 + VAT 4+ bedrooms: £200.00 + VAT	Studio: £120.00 1 bedroom: £150.00 2 bedrooms: £180.00 3 bedrooms: £198.00 4+ bedrooms: £240.00

Arranging electrical installation condition report (every 5 years and based on size of property)	POA	POA
Arranging a gas safety certificate (where needed) annually	From £90.00	From £120.00
Replacing smoke or carbon monoxide alarm(s) (7-10 year alarms) – <i>Fee dependent upon number/type of alarm(s)</i>	POA	POA
Legionella risk assessment (every 2 years)	From £100.00	From £120.00
Energy performance certificate (EPC) (every 10 years)	£100.00	£120.00
Cutting a replacement key/new security fob	POA	POA
International payment transfer fee – Subject to bank fees plus administration fee	£30.00	£36.00
Deposit Transfer Mid-term	£60.00	£72.00
Court Attendance Fee	£120.00 per hour	£144.00 per hour
Cancellation Fee before a tenant moves in	£350.00	£420.00

2. Tenant Fees

Further to the Tenant Fees Act 2019, fees are charged under certain circumstances in respect of permitted payments only

Description of service	Fee (net VAT)	Fee (incl VAT)
Rent	Pursuant to tenancy agreement	Pursuant to tenancy agreement
Security Deposit	5 weeks' rent up to £50,000 p/a 6 weeks' rent over £50,000 p/a	5 weeks' rent up to £50,000 p/a 6 weeks' rent over £50,000 p/a
Holding Deposit	1 week's rent	1 week's rent
Interest on late payment of rent	As provided for by tenancy agreement	As provided for by tenancy agreement
Administration charge for varying tenancy or changing tenants on request mid-term	£41.67	£50.00
Contractual default fees at cost	Reasonable and justified costs	Reasonable and justified costs