

## Rent Collection and Full Management Fees

If during the Sole Agency period other agents are instructed, the monthly commission rate will be increased by 1.8% including VAT.

Full Management Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable monthly	18% of the rent (15% + VAT)
Rent Collection Service Percentage of the rent payable for the full tenancy term (as defined) including all renewal periods. Payable monthly	15.6% of the rent (13% + VAT)
Set Up Fee (This fee includes a Tenancy Agreement, Inventory and Schedule of Condition and transfer and management of your utilities)	Equivalent to 1.8 weeks' rent inc VAT subject to a minimum of £540.00 inc VAT (£450.00 + VAT)
Landlord Renewal Agreement	£150.00 (£125.00 + VAT)
Landlord Check-out Fee	£102.00 inclusive of VAT (£85.00 + VAT)
Premier Service	4.2% of the monthly rent (3.5%+ VAT) payable monthly
Compliance Indemnity	£13.20 (£11.00 + VAT) per month
Either of the following fees will apply should the Compliance Indemnity fee not be applicable:	
No Deposit Option Administration Fee	£4.80 (£4.00 + VAT) payable monthly
Protection of the Tenancy deposit with The Dispute Service	£4.80 (£4.00 + VAT) payable monthly
Inventory and Schedule of Condition	From £150.00 (£125 + VAT)

## Introduction Only Fees

If during the Sole Agency period other agents are instructed, the commission rate will be increased by 20% including VAT of one months' rent.

Tenant Introduction Only Service	Equivalent to one month's rent plus VAT subject to a minimum of £630.00 (£525.00 + VAT)*. Payable prior to completion. £240 (£200 + VAT)* for any renewal or extension thereafter including periodic, payable on commencement of the renewal term.  *Sole Agency
Landlord Set up Fee	£300.00 (£250 + VAT)
Protection of the Tenancy Deposit with The Dispute Service	£66.00 (£55.00 + VAT) payable on commencement of the tenancy
Inventory	From £150.00 (£125.00 + VAT)
Check out fee	£150.00 (£125.00 + VAT)

Lenwell is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Ombudsman, being the largest lettings redress scheme in the UK

