

	<i>Lettings Service</i>	<i>Managed Service</i>
Upfront Landlord Set Up Fee payable from 1 st months' rent	1 – 2 Bedroom £150.00 3- 4 Bedroom £200.00 5 bedroom plus £300.00	included
Letting Service / Managed Service fee payable monthly	Year 1 - 7% of contractual rent amount Year 2 - 5 of contractual rent amount Year 3 - 5% of contractual rent amount Thereafter 3% of rental amount	10% of monthly rental amount * (invoiced monthly)
Tenancy Renewal Documentation Fee payable on execution of agreement	£100.00	
ADDITIONAL FEES MAY APPLY		
Withdrawal Fee post Tenancy Commencing	Fee equal to 1 month's rent	Fee equal to 1 month's rent
Deposit	<i>Lettings Service</i>	<i>Managed Service</i>
Initial Deposit Administration Fee	£30.00	£30 (net £25)
Deposit Administration Fee in Subsequent Years	£20.00	£20.00
Compliance Checks and Certificates - Items can be combined to create a 'package price' – please enquire for prices		
Gas Safety Record	£120.00 including boiler service *(not including parts)	
Gas appliance servicing	£45.00 = £76.00 per appliance	
Smoke Alarms & Carbon Monoxide Compliance Check	£35.00	
Electrical Installation Condition Report (EICR)	POA *(dependent on size of property)	
Portable Appliance Test (PAT)	£10.00 - £15.00 per appliance tested	
Legionella Risk Assessment	£150.00	
Energy Performance Certificate (EPC)	£100.00 - 1-4 bedrooms £150.00 - 5+ bedrooms	
HMO		
Licence application fee (HMO/Additional/Selective)	From £300.00 - £450.00	
Fire Alarm Maintenance per visit	£120.00	
Emergency Lighting Annual Maintenance	£120.00	
Fire Extinguisher Annual Maintenance	£200.00	
Fire Door Annual Inspection	£250.00	
Rent and Legal Protection		
Month1	Free of Charge	
Month 2 ongoing	3% of rental amount	
Property Condition Assessments		
Inventory, Property Inspection, Checkout & Deposit Administration Fee	£300.00	Included
Additional Property Inspection	£50.00	Included
Accounts		
Providing Copy of Monthly Statement by post	£6.00	
Providing Copy of Monthly Statement by email	£0.00	
Providing an Annual Statement for Tax Assessment	£120.00 *(free of charge with managed service)	
International Bank Transfer Fee	£30.00	
Income and Expenditure Report	£120.00	
Misc		
Visit to Property to meet landlord contractors	£45.00	
Empty Property visit	£50.00	
Overseeing Major Building or Refurbishment Work (Please note: ARP London employees are NOT qualified / trained Project Managers.	15% of total cost of works	

ARP London

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