



Landlord Fee's

Tenancy Management Service:

11% of each month's rent plus VAT (13.2% inc VAT) and an initial set up fee of £350 plus VAT (£420 inc VAT) chargeable at the beginning of each new tenancy

Tenant Introduction Service:

£700 plus VAT (£840 inc VAT)

Managed Landlord:

Non- resident landlord quarterly return	£120 inc VAT
Tenancy Renewal Fee	£72 inc VAT

Self Managed Landlord:

Periodic Property Inspection	£120 inc VAT
Deposit Dispute Administration	£480 inc VAT
Tenancy Renewal Fee	£120 inc VAT

Contractor Commission

Blueleaf Property have a team of approved contractors who will be happy to quote for most maintenance works that may occur during a normal tenancy. Blueleaf Property reserves the right to charge up to 10% + VAT (12% inc VAT) commission of the works invoice total to our approved contractors for works managed by us. Major works (those above the value of one month's rent) may incur an additional management fee which will be agreed in writing prior to the commencement of the works.

Sale of Property

Should you wish to sell your property, Blueleaf Property Limited can put you in touch with one of our associated independent sales agents. Where you choose to use one of our associated independent sales agents and Blueleaf Property Limited have made the introduction, Blueleaf Property Limited may receive a fee from the sales agent of 15% + VAT (18% inc VAT) of their commission on completion of the sale as a referral for the introduction.



Tenant Fee's

Holding Deposit:

One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days.

Security Deposit (per tenancy. Rent under £50000 per year):

Five week's rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent:

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request)

£50 (inc VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.