

<b>Tenant Find service</b>	9.6% (8% + VAT)
Renewal fee (for first 2 renewals)	8.4% (7% + VAT)
Further renewals thereafter	7.2% (6% + VAT)

Our 'Tenant Find' fee is calculated as a percentage of the annual rent and deducted from initial rent monies paid by the new tenants.

<b>Rent Collection service</b>	13.2% (11% + VAT)
Fee on renewals	10.8% (9% + VAT)

Our 'Rent Collection' service is calculated as a percentage of the monthly rent and deducted on a monthly basis.

<b>Full Management service</b>	18% (15% + VAT)
Fee on renewals	15.6% (13% + VAT)

Our 'Full Management' service is calculated as a percentage of the monthly rent and deducted on a monthly basis.

The management aspect of the service is free for the first 3 months, so the fee for this period is reduced to 9.6% inc VAT.

If you wish to exclude the Rent Protection Insurance and Eviction Cover, we can reduce the management fee to 14.4% (12% + VAT). The first 3 months will be 9.6% inc VAT, and renewals will be at 12% (10% + VAT).

<b>Additional fees/costs</b>	
Administration fee (includes tenancy agreement, set-up costs and 2 tenant reference checks)	£360 (£300 + VAT)
Each additional tenant reference check	£12 (£10 + VAT)
Additional property inspection (inspection at month 6 is free)	£60 (£50 + VAT)
Lyss Homes staff member to wait at property for delivery (or other purposes)	£60 (£50 + VAT) per hour
EPC certificate	£78 (£65 + VAT)
EICR certificate	Varies (3rd party charges)
Gas safety certificate	Varies (3rd party charges)
End of tenancy cleaning	Pricing shown in table below
Check-in inventory	Pricing shown in table below
Check-out inventory	Pricing shown in table below

Size of property	Cleaning (via a third party company)	Check-in inventory	Check-out inventory
Studio	£130	£108 (£90 + VAT)	£108 (£90 + VAT)
1 bedroom	£150	£120 (£100 + VAT)	£120 (£100 + VAT)
2 bedrooms	£180	£144 (£120 + VAT)	£144 (£120 + VAT)
3 bedrooms	£210	£168 (£140 + VAT)	£168 (£140 + VAT)
4 bedrooms	£240	£192 (£160 + VAT)	£192 (£160 + VAT)
5+ bedrooms	Price on request	£216 (£180 + VAT)	£216 (£180 + VAT)

## Contact us

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