



## Our charges for *Landlords...*

As Landlords ourselves we are very aware how expensive Agent Fees can be which is why we like to keep our prices fair. You want a hassle free service and we want your business so let's make it work!

**LET ONLY**

**12%**

INCLUDING VAT of rent payable

**LET & FULL MANAGEMENT**

**18%**

INCLUDING VAT of rent payable

Additional charges apply, see page 2 for a full breakdown of what's included and the additional charges.

## Legal Requirement Services for *Landlords...*

The following services are compulsory for any rented property. Oxygen Property Management charges for these services are outlined below.

SERVICE (Legal Requirement)	LET ONLY	LET & FULLY MANAGED
<b>EPC</b> Only applicable if you do not have one already.	£84 including VAT	£84 including VAT
<b>GAS CERTIFICATION</b> Only applicable if there is gas at the property and you don't have a current certificate.	£79.20 including VAT	£79.20 including VAT
<b>PAT TESTING &amp; ELECTRICAL CERTIFICATION</b> Applicable if the property is in a Licensing borough and has portable appliances belonging to the Landlord.	£64.80 including VAT (up to 20 portable appliances)	£64.80 including VAT (up to 20 portable appliances)
<b>PROPERTY LICENCE</b> Only applicable if the property is in a Licensing borough and falls within the Property Licensing criteria.	£100 including VAT to carry out the property licence application excluding the property licence Fee at the time	£100 including VAT to carry out the property licence application excluding the property licence Fee at the time

\*Please note all of Oxygen Property Managements prices are inclusive of VAT unless stated otherwise.

\*\* Please do not hesitate to contact us if you require clarification regarding our rates



Oxygen Property Management are members of ARLA Propertymark which means we subscribe to their strict codes & meet higher industry standards than the law demands. Our experts undertake regular training to ensure they are up to date with best practice and complex legislative changes so they can offer you the best advice. We are also backed by a Client Money Protection Scheme which guarantees your money is protected.



Oxygen Property Management are members of The Property Ombudsman independent redress scheme. (Membership no: D8792)

**KEY:**

✓ Included in service package

✗ Not available in service package

# Our charges for *Landlords...*

A comprehensive breakdown of OPM's charges:

SERVICE DESCRIPTION	LET ONLY	LET & FULLY MANAGED
COMMISSION FEES	<b>12% including VAT</b> Additional charges:	<b>18% including VAT</b> Additional charges:
RENTAL VALUATION	✓	✓
ACCOMPANIED VIEWINGS	✓	✓
TENANT REFERENCING	✓	✓
KEY HOLDING	✓	✓
MARKETING OF PROPERTY	✓	✓
PROFESSIONAL PHOTOGRAPHY	✓	✓
RENT COLLECTION	✗	✓
RENT CHASE	✗	✓
INFORM UTILTY PROVIDERS OF CHANGES	✗	✓
LEGAL NOTICES	✗	✓
ONLINE MAINTATANCE REPORTING AND CONTRACTORS AVAILABLE 24/7	✗	✓
24HR EMERGENCY CALL OUT SERVICE FOR TENANTS	✗	✓
NRL REGISTRATION <small>COMPULSORY for overseas landlords only</small>	✗	✓
DPS REGISTRATION / SUBMISSION	✗	✓
DPS SCHEME MEMBERSHIP	✗	✓
PROPERTY INSPECTION	<b>£86.40 including VAT</b> (this figure is based on a one bedroom Apt and varies dependant on the size of the Apt.)	✓
METER READINGS	<b>£72 including VAT</b> E16 postcodes only	✓
CHECK IN	<b>£86.40 including VAT</b> (this figure is based on a one bedroom apt and is dependent on the number of bedrooms)	✓
PREPARATION OF AST <small>Assured Shorthold Tenancy Agreement (AST)</small>	<b>£168 including VAT</b>	✓
INVENTORY	<b>From £136.80 including VAT</b> (this figure is based on a one bedroom apt and is dependent on the number of bedrooms)	✓
6 MONTHS RENTAL GUARANTEE/WARRANTY	<b>£64.80 including VAT</b>	first 6 months included and on renewal optional charge of the Warranty /Guarantee : <b>£64.80 including VAT</b> (if landlord wants to renew Guarantee /Warranty )
CHECK OUT	<b>£86.40 including VAT</b> (this figure is based on a one bedroom apt and is dependent on the number of bedrooms)	Charged to the tenant within the Assured Shorthold Tenancy Agreement (AST)
AFTER HOURS CALL-OUT	<b>£165.60 including VAT</b> call out charge & then <b>£82.80 per hour including VAT</b>	<b>£165.60 including VAT</b> call out charge and then <b>£82.80 including VAT per hour</b>
TENANCY RENEWALS	<b>£168 including VAT</b>	charged to the Tenant on renewal

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