

SUMMARY OF OUR STANDARD FEES FOR LETTINGS

TENANTS

As well as paying the rent, you may also be required to make the following permitted payments. For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services "telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



LANDLORDS		
Inventory check-in/check out (Optional)		
Unfurnished	Both paid at start of tenancy	Paid separately
1 Bedroom Flat	£200	£120 & £120
1 Bedroom Flat with Garden	£220	£130 & £130
1 Bedroom House	£240	£140 & £140
2 Bedroom Flat	£260	£150 & £150
2 Bedroom Flat with Garden	£270	£155 & £155
2 Bedroom House with 2 bath	£280	£160 & £160
2 Bedroom House	£300	£170 & £170
2 Bedroom House 2 baths	£310	£175 & £175
3 Bedroom House	£330	£190 & £190
3 Bedroom House with 2 bath	£350	£200 & £200
3 Bedroom House with 2 bath/receptions	£360	£210 & £210
4 Bedroom House	£380	£220 & £220
4 Bedroom House 2 bath 2 receptions	£400	£230 & £230
	£440	£250 & £250
Furnished	£POA	£POA
LANDLORDS SERVICE FEES		
Tenant Find	7% plus VAT	
Rent Collect	10% plus VAT	
Fully Managed	12.5% plus VAT	
ADDITIONAL COSTS		
£180 (including VAT)	Tenancy Agreement	
£120 (including VAT)	Tenancy Renewal Fee	

Masella Coupe are members of the Deposit Protection Service (DPS) - an approved scheme. Masella Coupe is proud to be a member of The Property Ombudsman (TPO). We are also members of Money Shield Client Money Protection Scheme – Ref number 60729837.

This document is intended as a summary of our standard fees and charges. We are happy to discuss varying our fees and charges based on your circumstances. Any variation must be agreed in writing - all oral discussions are subject to contract.

