

# ROCK INNOVATE

PROPERTY PROFESSIONALS

## INITIAL SET UP COST | FULLY MANAGED

Initial set up fee: 50% of first months rental price (applicable every new tenancy)

## INITIAL SET UP COST | LET ONLY

Initial set up fee: 75% of first months rental price (applicable every new tenancy)

Both include: Full advertising costs, professional photography & marketing material, board, accompanied viewing appointments, AST contract, Tenancy Deposit Scheme (TDS) account set up, admin costs.

## SURCHARGES

- Arrangement of Energy Performance Certificate (EPC)  
£100.00 (every ten years - legal requirement)

- Arrangement of Legionaries Risk Assessment  
£90.00 (optional but recommended)

- Arrangement of Landlords Gas Safety Certificate  
£95.00 (per annum - legal requirement)

- Arrangement of Landlords Electrical Certificate  
£250.00 (every 5 years - legal requirement)

- Installation of battery powered smoke and/or carbon monoxide (CO<sub>2</sub>) alarm (Where applicable)  
£35.00 (per smoke alarm - legal requirement\*) | £40.00 (per CO<sub>2</sub> alarm - legal requirement\*)

## MANAGED PROPERTY FEE STRUCTURE

Rental amount: £0 - £3,000 pcm  
10% of the monthly rental amount (Subject to a minimum fee of £95 pcm)

Rental amount: £3,001 pcm - £4,000 pcm  
£300 pcm

Rental amount: £4,001 pcm - £5,000 pcm  
£375 pcm

Rental amount: £5,001 pcm - £7,000 pcm  
£450 pcm

Rental amount: £7,001 pcm +  
£650 pcm

Renewal of a tenancy to an existing tenant: £175.00 (End of each agreement)

## Tenant Fee

Permitted payment – 1 weeks rental amount required as holding deposit.

\*Landlords are required by law to have at least one smoke alarm installed on every floor of their properties and a carbon monoxide alarm in any room containing a solid fuel burning appliance (eg a coal fire, wood burning stove).