



# Landlord Fees & Charges

The following is a list of landlord fees for the basic service Garabys provide. A tailored service can be provided and we will provide a detailed quote on request.

## **Fully Managed Service**

The all encompassing service is 8% +VAT which is equivalent to 9.6% and will be deducted from the rent monthly. For property based in London the charge is 12% + VAT which is equivalent to 14.4%. E.G If the monthly rent was £800, the fee would be £76.80 or £115.20 in London, Inclusive of VAT

## **Tenant Find Only**

The basic tenant finding service is charged at 3% + VAT, equivalent to 3.6% and is charged on 12 months' rent. The fee is deducted from the first months' rent which we collect. E.G If the monthly rent was £800, the fee would be £345.60 Inclusive of VAT

## **Other Services**

Additional fees on top of the tenant find service which can added are

1. Holding or placing the deposit in an appropriate scheme charged at 1.2% (1% + VAT) of 12 months' rent
2. Attending the viewings during the tenant find service. 2.4% (2% + VAT) or 12 months' rent
3. Collecting the rent. 2.4% (2% +VAT) collected monthly.

## **Inventory Charge**

The inventory production charge for a property is dependent upon the location, size and whether the property is furnished or unfurnished. Full details on request.

If you need further information and clarification then please phone 0118 979 6771