

# Additional Charges

# DANIELS

May apply from 1<sup>st</sup> June 2026

| SERVICE                                               | DESCRIPTION                                                                                                                                                                                                                                              | FEE     |        |         |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|---------|
|                                                       |                                                                                                                                                                                                                                                          | EX VAT  | VAT    | INC VAT |
| <b>Set up Fee for new move in</b>                     | As per the below individual charges for: Tenancy Agreement, Referencing, inventory and check in, deposit management, utilities management <u>OR</u> a one off inclusive fee (per move in) as negotiated                                                  |         |        |         |
| <b>Deposit Registration</b>                           | Registering and protecting Deposit, managing landlord holding deposit                                                                                                                                                                                    | £50.00  | £10.00 | £60.00  |
| <b>Inventory</b>                                      | Preparation of detailed inventories by independent specialists. Cost of the inventory varies depending on the number of bedrooms the property has and if it is furnished/unfurnished.                                                                    |         |        |         |
|                                                       | Unfurnished 0 -2                                                                                                                                                                                                                                         | £180.00 | £35.00 | £215.00 |
|                                                       | Unfurnished 3 -4                                                                                                                                                                                                                                         | £217.00 | £43.00 | £260.00 |
|                                                       | Unfurnished 5+ (POA ) Min                                                                                                                                                                                                                                | £275.00 | £55.00 | £330.00 |
|                                                       | Check in                                                                                                                                                                                                                                                 | £87.50  | £17.50 | £105.00 |
|                                                       | Furnished 0 - 2                                                                                                                                                                                                                                          | £187.50 | £37.50 | £225.00 |
|                                                       | Furnished 3 -4                                                                                                                                                                                                                                           | £250.00 | £50.00 | £300.00 |
|                                                       | Furnished 5+ (POA) min                                                                                                                                                                                                                                   | £333.00 | £67.00 | £400.00 |
|                                                       | OTHER - POA                                                                                                                                                                                                                                              | POA     | POA    | POA     |
|                                                       | Additional rooms (each)                                                                                                                                                                                                                                  | £54.16  | £10.84 | £65.00  |
|                                                       | Further updated inventory or check out                                                                                                                                                                                                                   | £87.50  | £17.50 | £105.00 |
|                                                       | Check out                                                                                                                                                                                                                                                | £162.50 | £32.50 | £195.00 |
|                                                       | Smoke & CO testing & Installation - Full test with spray (not Audio Test)                                                                                                                                                                                | £100.00 | £20.00 | £120.00 |
| <b>Additional property visits</b>                     | Any additional visits in accordance with your instructions or due to the condition of the property or the way it is occupied. i.e. Additional inspections, rent chasing visit, sign off for maintenance works, accompanying Contractors or Landlord etc. | £87.50  | £17.50 | £105.00 |
| <b>Additional copy statements or I&amp;E</b>          | Minimum charge up to 10 pages. POA thereafter                                                                                                                                                                                                            | £35.00  | £7.00  | £42.00  |
| <b>Maintenance Service Charge</b>                     | Covers arranging work with contractor, ensuring work is carried out to works order specification and processing invoices. 24% of the total invoice for the work carried out (minimum charge of £18 inc VAT on any invoices under £150)                   | 20%     | 4%     | 24%     |
| <b>Preparing schedule of works order post tenancy</b> | Where works are estimated to be in excess of £2000, a fee applies for the preparation of schedule of works required                                                                                                                                      | £200.00 | £40.00 | £240.00 |
| <b>Rent Increase admin</b>                            | Fee applies where a rent is reviewed on a 12 monthly basis and results in an increase, min charge for increases up to £60 pm thereafter amount of rent inc plus vat.                                                                                     | £60.00  | £12.00 | £72.00  |
| <b>Tenancy Renewal admin either fixed or periodic</b> | Upon agreement from both parties, this covers the cost of negotiation, amending and updating the terms and arranging a release of updated terms.                                                                                                         | £195.00 | £39.00 | £234.00 |
| <b>Additional referencing and new APT</b>             | Where a change in tenant is added or removed during tenancy (per person and creation of new APT) plus referencing per person                                                                                                                             | £195.00 | £39.00 | £234.00 |

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|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|----------|
|                                                |                                                                                                                                                                                                | EX VAT   | VAT     | INC VAT  |
| <b>Company referencing for Company TA</b>      | Carry out referencing prior to commencement of tenancy for Company                                                                                                                             | £167.00  | £33.00  | £200.00  |
| <b>Company Search for tenancy application</b>  | Search carried out on Company or Firm Applicant's financial history; for any insolvency, bankruptcy, debt proceedings or county court judgements                                               | £167.00  | £33.00  | £200.00  |
| <b>Eviction</b>                                | Charge to prepare and re-serve all documents, tend to solicitors requirements for applications, prepare defence and witness statements                                                         | POA      | POA     | POA      |
|                                                | Section 8 Notice and claim for possession and money claim inc one hearing                                                                                                                      | £1450.00 | £290.00 | £1740.00 |
|                                                | Court attendance charges may vary (per attendance)                                                                                                                                             | £500.00  | £100.00 | £600.00  |
| <b>Utilities Management</b>                    | Dealing with utilities where either landlord or tenant has failed to set up properly                                                                                                           | £100.00  | £20.00  | £120.00  |
| <b>Tenancy Deposit Dispute</b>                 | Where Daniels has cause to try and mediate a tenancy deposit due to a dispute whether formal or informal                                                                                       | £150.00  | £30.00  | £180.00  |
| <b>Application for Licensing</b>               | Arranging application, arranging required works and certs (charged separately),                                                                                                                | £120.00  | £24.00  | £144.00  |
| <b>CP12/GSC</b>                                | Fee covers cost of certificate, arranging a Gas Safe Engineer, access to the property, and all admin relating to this process.                                                                 |          |         | £115.00  |
| <b>CP12 &amp; Service</b>                      | Fee covers cost of certificate plus yearly service, arranging a Gas Safe Engineer, access to the property, and all admin relating to this process.                                             |          |         | £220.00  |
| <b>EICR</b>                                    | Fee covers cost of certificate, arranging an engineer, access to the property, and all admin relating to this process. Start from                                                              |          |         | £295.00  |
| <b>EPC</b>                                     | Fee covers cost of EPC, arranging an EPC assessor, access to the property, and all admin relating to this process.                                                                             | £125.00  | £25.00  | £150.00  |
| <b>PAT Testing</b>                             | Fee covers cost of PAT Testing, arranging an engineer, access to the property, and all admin relating to this process. Subject to the number of appliances, price may vary. Up to 5 appliances |          |         | £115.00  |
| <b>Transfer Fee</b>                            | New Tenanted Instructions – Takeover ten in situ - Transfer of management documentation and information, inc. deposit etc minimum fee (or equivalent to one years' fee inc vat)                | £500.00  | £100.00 | £600.00  |
| <b>Deposit Disputes (Withdrawn Properties)</b> | Where property has withdrawn but deposit remains in our scheme, including negotiating and managing disputes with TDS/DPS                                                                       | £150.00  | £30.00  | £180.00  |
| <b>Key Cutting</b>                             | One additional key cut (more than one key £12 inc. vat per additional key)                                                                                                                     | £20.00   | £4.00   | £24.00   |

Other appropriate charges may include, but are not limited to, insurance claims, redirecting mail, supervision of renovations, overseas telephone calls / faxes, copying and supplying copy documents, recovering archive material, tax service and dealing with statutory and lenders/ managing disputes/ door knocking or checking if tenant vacated (comes under additional inspection).