

### Kenneth Lloyds Limited Fees:

We strive to be transparent and upfront about any possible fees that may be payable, helping you to make informed decisions with no surprises.

### Sellers Fee:

- Sole agency: 1%
- Multiple agency: 2%

### Other fees

- Energy Performance Certificate: £80.00
- Services from Conveyancing, recommended panel of solicitors:
  - Sales Ready pack for freehold properties: **£118.80**
  - Sales Ready pack for leasehold properties: **£150.00**
  - Full conveyancing service. Please request individual quotation. Your legal representative will pay an administration fee to Conveyance of between £250 and £450 depending on the property value. A share of this fee is received by Kenneth Lloyds Limited, the details of which are available on request. This does not affect the amount of legal fees you pay or your ability to choose your own legal services provider.

### Buyer Fees:

### Other fees

- Services from Conveyance, recommended panel of solicitors:
  - Full conveyancing service. Please request individual quotation. Your legal representative will pay an administration fee to carry out the Conveyancing between £250 and £450 depending on the property value. A share of this fee is received by Kenneth Lloyds, the details of which are available on request. This does not affect the amount of legal fees you pay or your ability to choose your own legal services provider.

### Tenant Fees:

#### Standard fees

- Set up Fee: £150 ( Per Person )  
This includes, negotiating the contract, obtaining employer / previous landlord references and credit references. Our general administration fees will not exceed this amount, except the individual fees listed below.
- Deposit for a long let tenancy: One month's deposit
- Deposit for a short let tenancy: £700 or equivalent to one weeks' rent (whichever is greater)

#### Other fees

- Change of occupancy within an existing tenancy: £200
- Letter sent by Kenneth Lloyds regarding late or non- payment of rent: £20 for each letter sent
- Tenancy renewal: £150 per person, tenancy for long lets only
- End of tenancy inventory check-out organized by Kenneth Lloyds £150 (where a landlord organizes this inspection independently of Kenneth Lloyds, the charge may vary)

### Landlords Fees:

#### Standard fees

- Lettings only: 6%  
( Finding tenant only )
  - Renewals fee: 6%
- Lettings & property management: 8%  
( Manage property and collecting rent from tenants )  
Dealing with any issues that may arise in the property, addressing all to landlord and awaiting there instructions to have it repaired.
  - Renewal fee: 8%
- Short lets & property management: 12%  
( Manage property and collecting rent from tenants )  
See above
  - Renewal fee: 8%
- Inventory check-in: £150
- Gas Safety Certificate: £80
- Electrical Safety Certificate: £80
- Energy Performance Certificate: £80
- Deposit protection registration: £30
- Section 21: £80  
( Serving notice on tenant )
- Section 8 Notice £120  
( Serving notice on tenant )
- Court appearance: £300

Please note we are regulated by the following bodies:

