

# Lawrence Copeland

## town & city centre

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB  
 t: 0161 834 1010 e: [reception@lawrencecopeland.com](mailto:reception@lawrencecopeland.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk) [www.lawrencecopeland.com](http://www.lawrencecopeland.com)

### Let Services Provided By Lawrence Copeland Estate Agents

#### LET + MANAGEMENT

##### LET FEE

Rental figure	Fee	
Under £700 pcm	£400 + VAT incl 1st Inventory free	(£480 including VAT)
From £700 to £1000 pcm	£450 + VAT incl 1st Inventory free	(£540 including VAT)
From £1,000 to £1,500	£500 + VAT incl 1st Inventory free	(£600 including VAT)
From £1,500 to £2,000 pcm	£600 + VAT incl 1st Inventory free	(£720 including VAT)
Above £2,000 pcm	To be negotiated	

##### MANAGEMENT

Rental Figure		
Up to £600 pcm	£60 + VAT pcm	(£72 including VAT)
£600 pcm or above	10% of the monthly income + VAT	(12% of monthly rental incl VAT)

#### LET ONLY

##### LET FEE

Rental figure	Fee	
Under £700 pcm	£400 + VAT without Inventory	(£480 including VAT)
From £700 to £1000 pcm	£450 + VAT without inventory	(£540 including VAT)
From £1,000 to £1,500	£500 + VAT without Inventory	(£600 including VAT)
From £1,500 to £2,000 pcm	£600 + VAT without Inventory	(£720 including VAT)
Above £2,000 pcm	To be negotiated	

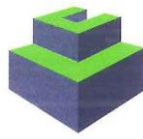
#### \* Valid as at 21/03/2019

Lawrence Copeland reserves the right from time to time to review fees quoted in your agreement, in this particular case providing you with a 2 months written notice of any changes.

Lawrence Copeland reserves the right to alter this agreement (Terms & Conditions of Agency) should UK legislation change the way we are able to charge for our services at the present time, subject to written notice.



Proprietor Elbonmill Ltd. Incorporated in England on 30<sup>th</sup> November 1972 No. 01084480  
 Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire. WA14 4QX. VAT Reg No. 799579430  
 Directors: L.G. Copeland FRICS FNAEA E Copeland N Copeland (Secretary)



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#### Charges Breakdown

<b>Inventory</b>	£75 + VAT	(£90 including VAT)
<b>Renewal</b>	£75 + VAT	(£90 including VAT)
<b>Out inspection (if not managed)</b>	£75 + VAT	(£90 including VAT)
<b>General inspection (if not managed)</b>	£25 + VAT	(£30 including VAT)
<b>Provide legal notices (if not managed)</b>	£75 + VAT	(£90 including VAT)
<b>Provide Income/Expenditure Report for tax purposes</b>	£10 + VAT	(£12 including VAT)
<b>Lodge Deposit with DPS (if not managed)</b>	£20 + VAT	(£24 including VAT)
<b>Deal with dispute with DPS</b>	£75 + VAT	(£90 including VAT)
<b>Project Management</b>	Subject to Quotation + VAT	

**\*\* ALL PAYABLE UPFRONT BY DEBIT/CREDIT CARD IF WE DO NOT MANAGE YOUR PROPERTY OR ALTERNATIVELY WILL BE DEDUCTED FROM THE FIRST MONTH'S RENT WHEN THE TENANT MOVES IN \*\***

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