

# 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
	From £700 to £1000 pcm	£450 + VAT incl 1st Inventory free
	From £1,000 to £1,500	£500 + VAT incl 1st Inventory free
	From £1,500 to £2,000 pcm	£600 + VAT incl 1st Inventory free
	Above £2,000 pcm	To be negotiated
<b>Management</b>	Up to £600 pcm	£60 + VAT pcm
	£600 pcm or above	10% of the monthly income + VAT

#### LET ONLY

Let fee	Rental figure	Fee
	Under £700 pcm	£400 + VAT without Inventory
	From £700 to £1000 pcm	£450 + VAT without inventory
	From £1,000 to £1,500	£500 + VAT without Inventory
	From £1,500 to £2,000 pcm	£600 + VAT without Inventory
	Above £2,000 pcm	To be negotiated

#### \* Valid as at 15/03/2019

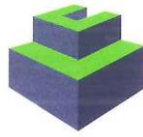
Lawrence Copeland reserves the right from time to time to review fees quoted in your agreement, in this particular case providing you with a 2 months written notice of any changes.

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.

### Let Services Provided By Lawrence Copeland Estate Agents



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

Inventory	£75 + VAT
Inventory & Check Out	£100 + VAT
Renewal	£75 + VAT
Out inspection (if not managed)	£75 + VAT
General inspection (if not managed)	£25 + VAT
Provide legal notices (if not managed)	£75 + VAT
Provide Income/Expenditure Report for tax purposes	£10 + VAT
Lodge Deposit with DPS (if not managed)	£20 + VAT
Deal with dispute with DPS	£75 + VAT
Project Management	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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