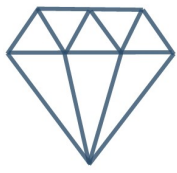


Letting Fees

Please find below JK Properties (South East) Ltd letting fees;

<p>JK Properties call out fee Should you choose to instruct/use your own Contractors that require JK Properties to accompany them to the property, we will charge a call out fee and a hourly rate thereafter.</p>	<p>£60 call out £45 every hour thereafter</p>
<p>Inventory Fee To provide a detailed Inventory of the condition and items included in the Property. Please note these are essential in any Deposit Claims that may need to be made. All prices are for unfurnished properties.</p>	<p>Studio/1 Bedroom - £90 2 Bedroom - £130 3 Bedroom - £170 4 Bedroom - £210 5 Bedroom - POA</p>
<p>Check In/Check Out Fee JK Properties would accompany Tenants when moving in/out of the property, take meter readings, witness signing of contracts/inventory & hand over keys.</p>	<p>£90 (Check In/Check Out)</p>
<p>Withdrawal of Property before a Tenant has been found Should you withdraw your property from the market before we have found a tenant, you would be liable for costs to cover EPC, Floorplan and Administration Costs</p>	<p>£100</p>
<p>EPC and Floorplan To arrange a Floorplan and EPC</p>	<p>£100</p>
<p>Withdrawal of Property before a Tenant moves in Should you wish to withdraw from a Tenancy that has been secured but before the Tenancy Agreement has been signed, you will be liable for Administration Costs.</p>	<p>£299</p>
<p>Gas Safety Certificate By law, all Rental properties require a Gas Safety check every 12 months.</p>	<p>£150</p>
<p>Electrical Safety Check By law, all Rental properties require a Electrical Safety check every 5 years.</p>	<p>£250</p>
<p>Court Attendance JK Properties will attend (if requested) court in relation to the eviction of a tenant/rent retrieval.</p>	<p>£100 per hour for a Director attendance</p>



Rent Guarantee Scheme	POA
Deposit Scheme To lodge deposit with DPS as per current laws	Included in Let Only/Managed Service
'To Let' Board To erect a To Let board at the property	Included in Let Only/Managed Service

Full Management Service

Including;

Property Valuation and indication of the Rental that should be achieved

Advice on renting your property

Erect a 'TO LET' board (optional)

Professional photography from award winning photographer

EPC and Floor Plan

Arrange Gas Safe Certificate if needed & Electrical Safety Certificate

Property will be listed on Zoopla, On the Market, JK Properties website and social media accounts

Collect and hold property keys securely

Arrange and accompany viewings

Carry out Referencing on the Tenants including checking the Right to Rent

Draw up and arrange signatures of Assured Shorthold Tenancy Agreement

Provide detailed Inventory of the condition of property

Check In Tenants

Provide Utility Providers with meter readings and Tenants details

Collect deposit and hold with relevant body

Request Tenants to set up Standing Orders to JK Properties for their Rent

Collect Rental Payments, deduct commission and pay to Landlord

Arrange maintenance or necessary repairs using our in house reliable contractors

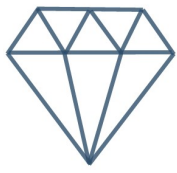
Deduct any maintenance invoices directly from Rental

Provide an emergency out of hours service

Arrange all relevant property checks Gas Safe, Electrical Safety, Smoke/Carbon Monoxide Alarms

Re-listing the property when the Tenant serves notice

Monthly Management Fee	10% of the monthly rental For example - For a property rented at £725PCM the monthly commission would be £72.50. First Month FREE
Finders Fee	Included
Tenant Referencing / Right to Rent Check	£49.99 per applicant reference £19.99 per guarantor reference
Accompanied Viewings	Included



JK Properties

Residential Sales & Lettings

Initial Tenancy Agreement	Included
Tenancy Agreement Renewal	£60.00
Quarterly Inspections	Included
Inventory/Check In & Check Out	See Above
Deposit Scheme	Included
Emergency out of hours To provide a emergency out of hours service for Tenants	Included
Serve Section 21	£99.00

Let Only Service

Including;

Property Valuation and indication of the Rental that should be achieved

Advice on renting your property

Erect a 'TO LET' board (

Professional photography from award winning photographer

EPC and Floor Plan (additional fee)

Property will be listed on Zoopla, On the Market, JK Properties website and social media accounts

Collect and hold property keys securely

Arrange and accompany viewings

Carry out Referencing on the Tenants including checking the Right to Rent

Draw up and arrange signatures of Assured Shorthold Tenancy Agreement

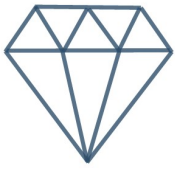
Provide detailed Inventory of the condition of property (additional fee)

Check In Tenants (additional fee)

Collect first months rent and deposit and deduct our fee accordingly

Request Tenants to set up Standing Orders to Landlord for their Rent

Let Only Fee	8% of the initial contract term For example - For a property rented at £725PCM for an initial 6 month contract $£725 \times 6 \text{ months} \times 8\% = £348$
Finders Fee	Included
Tenant Referencing / Right to Rent Check	£49.99 per applicant reference £19.99 per guarantor reference
Accompanied Viewings	Included
Initial Tenancy Agreement	£99.00
Tenancy Agreement Renewal	£99.00
Quarterly Inspections	POA
Inventory/Check In & Check Out	See Above
Deposit Scheme	Included
Serve Section 21	£99.00



JK Properties

Residential Sales & Lettings

Advertising Only Service

Advertising Service To list property for let on Portals, our website and social accounts & pass on details of interested applicant to Landlord.	Fixed Fee £99.00
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Tenants Fees

Holding Deposit Non refundable holding deposit – payable on application.	1 weeks rent (will be deducted from 1st months rent)
Security Deposit Deposit payable by Tenant prior to signing tenancy - to be lodged with DPS	5 weeks rent
Late Rent/Missed Rent	3% above the Bank of England base rate per annum – calculated daily.