






### **Additional Services for Landlords-if not included in service chosen**

Type	Current price-no vat	Key	Required?
Energy Performance Certificate	£85.00	Red	
Gas safety Certificate (no service)	£85.00	Red	
Gas safety <b>Including</b> boiler service	£105.00	Red	
Electrical circuit check/certification	£160.00	Red	
Electrical PATS testing	TBA	Red	-----
Legionnaires Risk Assessment	£75 (or £125 if loft tank)	Red	
Check in (inc meter readings)	£95.00	Blue	
Check out and condition report	£125.00	Blue	
Property inspection/report	£85.00	Blue	
Negotiating disputed deposit deductions	£100.00	Blue	-----
Signing DPS statutory declaration in the event of a tenant not responding to deposit claim	£55.00	Blue	-----
Filing deposit disputes with arbitrator	£95.00	Blue	-----
Issuance of rent increase notice	£55.00	Blue	-----
Issuance of notice from fixed to periodic	£60.00	Blue	-----
Issuance of possession notices	£85.00	Blue	-----
Renewal of fixed term tenancy agreements	£165.00	Green	-----
Agreeing terms/arranging early termination with tenants	£250.00	Green	-----
Court service/Witness statements	£125 per hour	Green	-----
Pre tenancy works arrangement fee	10% of cost	Green	
Inventories	See price guide	Green	

	Legal requirement Charged on all schemes		Not charged on Platinum		Chargeable on all packages
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**\*The above services are provided by our sister company-Invicta Property Management Ltd and do not currently incur VAT. You authorise Invicta Letting Agents to pay Invicta Property Management Ltd any amounts due from the funds held in the client letting account should an amount be outstanding.**