



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

Type	Current price-no vat	Key	Required?
Energy Performance Certificate	£95.00		
Gas safety Certificate (no service)	£85.00		
Gas safety <b>Including</b> boiler service	£105.00		
Electrical circuit check/certification	£170.00		
Electrical PATS testing	TBA		-----
Legionnaires Risk Assessment	£90.00		
Check out and condition report	1-2 beds £210.00 3 beds + £250.00		
Property inspection/report	£95.00		
Negotiating disputed deposit deductions	£165.00		-----
Signing DPS statutory declaration in the event of a tenant not responding to deposit claim	£65.00		-----
Filing deposit disputes with arbitrator	£165.00		-----
Issuance of possession notices	£95.00		-----
Court service/Witness statements	£145 per hour		-----
Negotiating & Issuance of rent increase notice	£120.00		
Pre tenancy works arrangement fee	15% of cost		
Inventories	See price guide		

	Legal requirement Charged on all schemes		Not charged on Platinum managed		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.**