



SERVICES AVAILABLE

- SALE
- LETTING
- MANAGEMENT
- FINANCIAL
- INSURANCE
- FURNISHING

Established in 1992, **VANTAGE** is widely respected throughout London, Shanghai & Hong Kong. Over the years our Company has built prestigious relationships with investors and developers throughout London and the Far East. We are proud to have our clients acknowledge Vantage's reputation based on our professional advice and tailored service we offer to our clients in every aspect of our business.

Being members of the **National Association of Estate Agents (NAEA)**, the **National Approved Letting Scheme (NALS)** and **The Property Ombudsman Scheme** in the UK, Vantage adheres to a strict code of practice so that you can be confident that you always receive the right service at the right time. We are also members of **NFOPP's Client Money Protection Scheme, Tenancy Deposit Scheme** & registered for **HMRC's Money Laundering Regulations**.

Not only do we offer specialized Sales, Lettings and Management services, we also provide Furnishings, Insurance and Financial services. Vantage strives to provide the best service to facilitate all our clients.

We are more than happy to assist in offering you a worry-free investment advice right at the beginning from finding the right investment property, guide you throughout the purchase, arrange the finance on your behalf, provide furnishing packages then rent and manage the property on your behalf.

Vantage won award from Quamnet Outstanding Enterprise for Outstanding Overseas Property Consultant continuously in 2011, 2012 & 2013

UK OFFICE:
24 SKYLINES
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CENTRAL
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SHANGHAI OFFICE:
UNIT 907, NO.108 YU YUAN ROAD
JING AN DISTRICT
SHANGHAI
CHINA 200040

TEL: 8621 6377 6200
FAX: 8621 6377 6210



Standard Tariffs and Charges (Jan 2018)

Sales, Lettings and Property Management:

- | | |
|------------------------|--|
| • Multiple Agencies | 3% INCLUDING VAT |
| • Sole Agency | 2.4% INCLUDING VAT |
| • Letting Fees | 12% INCLUDING VAT of the agreed annual gross income |
| • Management Fees | 7.2% INCLUDING VAT charged monthly |
| • Full Management Fees | 19.2% INCLUDING VAT of the projected annual gross income |

*** No refund of letting fee will be compensated to Landlord if they initiate early termination of tenancy.***

Other Tariffs

Charges to Landlords:

- | | |
|---|---|
| • Completion services | £400.00 INCLUDING VAT |
| • Negotiations with developer, i.e. snagging | £150.00 per hour INCLUDING VAT
Following up remedial work £40.00 per hour |
| • Property Inspection | £150.00 per visit INCLUDING VAT |
| • Key cutting, remote control, Fob & postage | Cost of items plus £15.00 INCLUDING VAT
arrangement fee |
| • Special call out – During/Out of office hours | £40.00/£60.00 per hour INCLUDING VAT |
| • Purchases for item(s) included in the inventory, fitting electrical goods etc. | 10% of cost price or £25.00 INCLUDING VAT
whichever is higher |
| • Inventory | £140.00 INCLUDING VAT for 1 & 2 bedrooms
£160.00 INCLUDING VAT for 3 or more
bedrooms |
| • Arrangement of redecoration or property improvement, insurance claim, boiler installation, monitoring & any special request | 10% INCLUDING VAT on the total cost |
| • Tenancy Deposit Scheme | £50.00 INCLUDING VAT per tenancy and per
renewal |
| • Re-referencing for tenancy renewals (For Rental Insurance) | £40.00 INCLUDING VAT per tenant |
| • Prepare Tenancy Agreement for 'Management Only' Clients | £120.00 INCLUDING VAT per tenancy |
| • Arrangement of Energy Performance Certificate (EPC) | £120.00 INCLUDING VAT |
| • Arrange annual rental statement for HM Revenue and Customs | £40.00 INCLUDING VAT per property |
| • Amending bank account details – Bank changes arranged by bank (For Rent Transfers) | £36.00 INCLUDING VAT |

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