

Landlord Fees & Charges

Detailed in this document are the various fees and charges associated with us letting and managing your property. For further information or for a copy of our Terms of Business please contact us.

Tenant Find Only Service 8% + VAT or 9.6% including VAT (of the gross rent for the duration of the tenancy & any extension or renewal thereafter taken from first payment)
For example, if the monthly rent was £2,000.00 per calendar month, the fee would be £2304.00 taken as an initial payment from the first month's rent.

Tenant Find Only & Rent Collection Service 10% + VAT or 12% including VAT (of the gross rent for the duration of the tenancy & any extension or renewal thereafter taken from the rent monthly)
For example, if the monthly rent was £2,000.00 per calendar month, the fee would be £240.00 taken monthly from the rent.

Full Management Service 12% + VAT or 14.4% including VAT (of the gross rent for the duration of the tenancy & any extension or renewal thereafter taken from the rent monthly)
For example, if the monthly rent was £2,000.00 per calendar month, the fee would be £288.00 taken monthly from the rent.

Other charges that may apply when you use our services:

	Tenant Find	Rent Processing	Full Management
Pre-Tenancy Fees			
Landlord Land Registry Search	£6.00	£6.00	£6.00
Drafting additional clauses for Tenancy Agreement (where legal advice required)	£60.00	£60.00	£60.00
Deposit Registration Fee	£150.00	£150.00	£75.00
Check in of new Tenants with written and signed report and meter reads taken (price dependent on size of property).	From £114.00		
Property Inventory (price dependent on size of property)	From £113.00		
During Tenancy Fees			
Property visits (per hour)	£50	£50	£50
Tenancy Renewal Negotiation and Set Up	£125	Included	Included
Tenancy Renewal Documentation: please note the total cost of Tenancy Renewal is £180.00 which is split between Landlords and Tenants	£90.00	£90.00	£90.00
Arrangement Fee for works over £900.00	N/A	N/A	10%
Providing documentation to third parties (i.e solicitor or accountant)	£75.00	£75.00	£75.00
Periodic Property Review (with written report and photographs)	£120	£120	Two reviews included
End of year self assessment tax report	N/A	N/A	£75
Submitting tax to HMRC quarterly (for non-resident Landlords without NRL number).	N/A	£120.00	£120.00
End of Tenancy Fees			

Issuing Section 21 or Deed of Surrender	£75	£75	Included
Contractor Fees			
Gas Safety Certificate	From £85.00		
Energy Performance Certificate & Floor Plan	From £125.00		
Floor plan only	From £90.00		
Electrical Installation Condition Report & Certificate	From £99.00		
Portable Appliance Test & Certificate	From £65.00		
Professional Pre-Tenancy Clean	Dependent on size & condition of property (quote available on request).		
Property Inventory/Inventory Re-make (Original property inventory will be carried out when the first tenant checks in, the inventory re-make will be carried out each time a new tenant checks in to update the original document.		Inventory	Inventory Remake
	1 bed	£113.00	£73.00
	2 bed	£125.00	£86.00
	3 bed	£152.00	£99.00
	4 bed	£205.00	£112.00
5+ bed	Quote available on request		

*Please note that all quoted fees are shown inclusive of VAT at the current rate applicable at the time.