



Fees to Landlords

Schedule Of Letting Fees

FEES TO LANDLORDS



LETTING FEES (Assured Periodic Tenancies)

Let Only

Subject to a minimum fee of £1440 (£1200 + VAT)

Calculation based on 12 months rent

Example: Monthly rent of £1,500: $£1,500 \times 12 \times 9.6\%$ inc VAT = £1,728

9.6% (8% + VAT)

Paid upfront

Let and Rent Management

Subject to a minimum fee of £1440 (£1200 + VAT)

Where the tenant serves notice and vacates, and our fees have not reached the minimum fee, the difference becomes payable immediately

12% (10% + VAT)

Paid monthly

Let and Full Management

Subject to a minimum fee of £1440 (£1200 + VAT)

Where the tenant serves notice and vacates, and our fees have not reached the minimum fee, the difference becomes payable immediately

18% (15% + VAT)

Paid monthly

PROPERTY MANAGEMENT ONLY

Switching over from another agent or have an existing tenant

£360 (£300 + VAT) one-off set-up fee +
8.4% (7% + VAT) Paid monthly

SHORT LET

Short Let Includes the Full Management service

30% (25% + VAT)

Additional Non-Optional Fees and Charges

ADMINISTRATION AND STAND-ALONE CHARGES	
Tenancy agreement Guarantor agreement included, where applicable	£120 (£100 + VAT)
Tenant referencing charge and credit checks Applies to Guarantor checks also	£48 (£40 + VAT)
Addendum or amendments to tenancy agreement	£48 (£40 + VAT)
Follow-up Right to Rent checks Let Only service, Per Tenant and Per Occupant	£30 (£25 + VAT)
Professional inventory and check-in service	From £144 inc VAT depending on size, location and furniture status
Professional checkout service	From £96 inc VAT depending on size, location and furniture status
DEPOSIT	
Administration charge to protect a deposit with the Deposit Protection Scheme DPS	£60 (50 + VAT)
NOTICE'S	
Serve section 8 Notice Let Only and Let & Rent Management Service	£240 (£200 + VAT)
Serve section 13 Notice Let Only and Let & Rent Management Service	£180 (£150 + VAT)
MANDATORY SAFETY CHECKS AND CERTIFICATES	
Arranging and obtaining a Gas Safety Certificate Includes the cost of the certificate. Excludes remedial works, if required. Quoted separately	£114 (£95 + VAT)
Arranging and obtaining a Portable Appliance Test (PAT) Up to 5 appliances. £15 + VAT for each appliance thereafter	£120 (£100 + VAT)
Arranging and obtaining an Electrical Inspection Condition Report (EICR) Up to 10 circuits. £20 + VAT for each circuit thereafter. Excludes remedial works, if required	£240 (£200 + VAT)
Arranging and obtaining an Energy Performance Certificate (EPC) Includes the cost of the EPC. Minimum E rating required to let.	£114 (£95 + VAT)
Supply and fit smoke alarm and/or CO alarm This excludes the cost of the alarms and applies to battery powered only	£60 (£50 + VAT)
Arranging and obtaining a Legionella Risk Assessment Includes report	£144 (£120 + VAT)
GENERAL AND AD-HOC	
Withdrawal by Landlord If instructed and we prepared all the marketing	One week of rent as marketed
Annual statement of income and expenditure	£120 (£100 + VAT)
Tax administration for non-UK residents Per quarter	£120 (£100 + VAT)
Copy statements & supporting documents Per request	£60 (£50 + VAT)
Additional and vacant property visits Per visit	£84 (£70 + VAT)
Court attendance Per hour	£120 (£100 + VAT)
International transaction charge Per transaction	£18 (£15 + VAT)
Out of hours urgent maintenance cover for Non-managed properties, Per 2 hours	£240 (£200 + VAT)
Transfer of management administration charge	£180 (£150 + VAT)
House sitting Per hour	£84 (£70 + VAT)
Repairs When the net cost of works exceeds £1000.00 - based on the total net invoice of works for fully managed properties and all amounts for non-managed properties	12% (10% + VAT)
Sale of property to tenant Of sale agreed price	1.8% (1.5% + VAT)

Letting Services

which can be further tailored to suit your needs



SERVICES	LET ONLY	LET AND RENT MANAGEMENT	LET AND FULL MANAGEMENT
Free home visit property valuation	✓	✓	✓
Find suitable tenant	✓	✓	✓
Professional photos, floor plan, and video tour	✓	✓	✓
360° interactive virtual property tour	✓	✓	✓
Advertise on Rightmove, Zoopla, and On The Market	✓	✓	✓
Premium listing on Rightmove	✓	✓	✓
Social media advertising	✓	✓	✓
Accompanied viewings with feedback	✓	✓	✓
Expert offer negotiation	✓	✓	✓
Comprehensive tenant reference and credit checks	✓	✓	✓
Right-to-Rent checks	✓	✓	✓
Follow-up Right-to-Rent checks during tenancy	✓	✓	✓
Prepare tenancy agreement for digital signing	✓	✓	✓
Collect first month rent	✓	✓	✓
Collect deposit and register with the DPS	✓	✓	✓
Deposit delapidation negotiations at the end of tenancy			✓
Arrange mandatory compliance certificates	✓	✓	✓
Coordinate utility account transfers		✓	✓
Organise inventory, check-in, and check-out reports	✓	✓	✓
Bi-annual property inspections with detailed reports			✓
Monthly rent collection and statements		✓	✓
Serve section 8/section 13 notice	✓	✓	✓
Chase late rent payments and advise landlords		✓	✓
Oversee maintenance and emergency repairs			✓
24/7 emergency support for tenants			✓
Smoke and CO alarm checks on move-in day	✓	✓	✓
Serve and receive legal notices	✓	✓	✓
Rent Protection insurance	✓	✓	✓
Prepare property for re-let	✓	✓	✓
Secure key holding	✓	✓	✓
Collect commission fees monthly opposed to upfront		✓	✓

✓ Included within the service so there are no additional charges

✓ Whilst this is not included in the service we can arrange with with an additional arrangement fee - Please refer to our schedule of fees