



Landlord guide to fees 2023

Service levels	Incl. VAT
Letting & Rent Collection (<i>% of rent, payable in accordance with the frequency with which rent is due</i>) Expert advice and guidance, professional photos and floorplan, extensive marketing, arranging and accompanying viewings, rent management and issuing of regular statements	12%
Renewal % replaces	First renewal year 10%
Letting & Rent Collection %	Second renewal year 9%
	Further renewals 8%
+Management Service (<i>% of total rent for term, payable in accordance with the frequency with which rent is due</i>) Day-to-day tenancy management, two property visits per year with full reports, updating utility providers, arranging repairs, holding keys	+6%
Additional services	Incl. VAT
Tenancy set-up Tenancy agreement preparation, tenant/guarantor references, Right to Rent checks, deposit protection registration, attended check-in appointment	£396
Inventory (dependent on size of property) £144 (studio), £180 (1bed), £204 (2 bed), £228 (3 bed), £264 (4/5 bed)	£144+
Professional cleaning (dependent on size of property)	£198+
Smoke / CO2 Alarm (per item, includes supply and installation)	£99
EPC (Energy Performance Certificate)	£99
Gas safety record	£132
Fixed wiring test (£216 for a studio / 1 bed + £42 per additional bedroom)	£216+
Key cutting (each visit to locksmiths, excluding cost of keys)	£20
Unvented Cylinder Service	£132
Addenda (requested alterations to TA during the Tenancy)	£99
Renewal documents	Complimentary
Copy statements	Complimentary
Service of s21 / s8 notices	Complimentary
Check-out (dependent on size of property) £120 (studio), £144 (1bed), £156 (2 bed), £168 (3 bed), £192 (4/5 bed)	£120+
Preparing deposit claim (non-managed)	£180
Preparing HMO property licensing application	£240
HMO licence holder (per year)	£500
Reporting to HMRC (per quarter, NRL landlords without approval)	£144
Cancelled let fee	£500
Court attendance (per half day)	£300
Additional property visits (2 per year included with management)	£120
Additional tenant referencing (per Tenant / Guarantor – if we are not preparing the tenancy agreement or if additional checks are needed)	£48
Arranging works during managed tenancies (this is only charged on net invoices over £750. Not chargeable on set fees listed above)	12%
Arranging works during non-managed tenancies / outside of tenancies (not chargeable on set fees listed above)	24%
We do not receive any referral fees from the contractors we use, which keeps down the cost of works.	

Request our **Terms of Business** for full details.

