



Landlord guide to fees 2024

Service levels	Excl. VAT	Incl. VAT
Letting & Rent Collection (% of rent, payable in accordance with the frequency with which rent is due) Expert advice and guidance, professional photos and floorplan, extensive marketing, arranging and accompanying viewings, rent management and issuing of regular statements	10%	12%
Renewal % replaces Letting & Rent Collection %	First renewal	10%
	Second renewal	9%
	Further renewals	8%
+Management Service (% of rent, payable in accordance with the frequency with which rent is due) Day-to-day tenancy management, two property visits per year with detailed reporting and proactive response, updating utility providers, arranging repairs, holding keys, deposit registration, negotiating deposit return, preparing deposit claim with TDS	+5.83%	+7%
Applicable to all		
Tenancy set-up (Tenancy agreement preparation, tenant/guarantor references, Right to Rent checks, attended check-in appointment)	£330	£396
Inventory make (dependent on size of property)	£130+	£156+
Inventory check-out (dependent on size of property)	£110+	£132+
Rent Collection additional services (included with management)		
TDS Deposit protection registration (included at no cost with managed service)	£40	£48
Renewal Tenancy Agreement (included at no cost with managed service)	£120	£144
Negotiating deposit return (included at no cost with managed service)	£40	£48
Preparing deposit claim with TDS (included at no cost with managed service)	£150	£180
Set price certification / service items		
Professional cleaning (dependent on size of property)	£165+	£198+
Energy Performance Certificate (EPC)	£100	£120
Gas Safety Record (GSR)	£110	£132
Electrical Installation Condition Report (EICR) (dependent on size of property)	£180+	£216+
Portable appliance testing (PAT)	£140	£168
Smoke / CO2 Alarm supply & installation (per battery powered item)	£82.50	£99
Unvented Cylinder service	£120	£144
Ventilation system service (includes filters)	£160	£192
Ventilation system filter replacement (per pair)	£40	£48
Others		
Key cutting (each visit to locksmiths, excluding cost of keys)	£20	£24
Addenda (agreed alterations to existing Tenancy Agreement)	£82.50	£99
Copy statements	Complimentary	
Service of notices (s21 / s8 etc.)	Complimentary	
Preparing HMO or selective property licensing application	£200	£240
HMO licence holder (per year – only available with management)	£412.50	£495
Selective licence holder (per year – only available with management)	£250	£300
Reporting to HMRC (per quarter, NRL landlords without approval)	£120	£144
Cancelled let fee (if you withdraw from an agreed tenancy through no fault of Tenant or Agent)	£412.50	£495
Court attendance (per half day)	£250	£300
Additional property visits (2 per year included at no cost with management)	£100	£120
Additional tenant referencing (per Tenant / Guarantor – if we are not preparing the tenancy agreement or if additional checks are needed)	£40	£48
Forwarding post (per occasion, excluding cost of postage & packaging)	£15	£18
Large appliance / furniture ordering (per order)	£12.50	£15
Arranging third party works (repairs, maintenance, sourcing etc.) during managed tenancies (this is only charged on net invoices over £1,000, not charged on listed set price certification / service items)	10%	12%
Arranging third party works (repairs, maintenance, sourcing etc.) during non-managed tenancies or outside of tenancies (not charged on listed set price certification / service items)	17.5%	21%
We do not receive any referral fees from the contractors we use.		