



## Landlord guide to fees 2026

Service levels	Including VAT						
<p><b>Letting &amp; Rent Collection Management</b> (<i>% of rent, payable monthly</i>) Expert advice and guidance, professional photos and floorplan, extensive marketing, arranging and accompanying viewings, negotiating offers, rent management, compliance management and issuing of regular statements.</p> <p>This fee will reduce automatically on each of the first three anniversaries of the tenancy as follows:</p> <table style="float: right; margin-left: auto;"> <tr> <td>Year 2</td> <td>10%</td> </tr> <tr> <td>Year 3</td> <td>9%</td> </tr> <tr> <td>Year 4 onwards</td> <td>8%</td> </tr> </table>	Year 2	10%	Year 3	9%	Year 4 onwards	8%	<b>12%</b>
Year 2	10%						
Year 3	9%						
Year 4 onwards	8%						
<p><b>+Full Management Service</b> (<i>% of rent, payable monthly</i>) Day-to-day tenancy management, regular property visits with detailed reporting and proactive response, updating utility providers, arranging repairs, key holding, deposit registration, negotiating deposit return, preparing deposit claim with TDS, serving required notices to end the tenancy and when reviewing the rent.</p>	<b>+7%</b>						
<b>Applicable to all</b>							
<b>Tenancy set-up</b> (Tenancy agreement preparation, tenant/guarantor references for up to three individuals, Right to Rent checks, attended check-in appointment)	£396						
<b>Inventory make</b> (dependent on size of property)	£180+						
<b>Inventory check-out &amp; interim reports</b> (dependent on size of property)	£144+						
<b>Rent Collection additional services (included at no cost with management)</b>							
<b>TDS Deposit protection registration</b> (at start of tenancy and each anniversary)	£48						
<b>Service of Section 13 notice after rent review</b>	£120						
<b>Service of Section 8 notice</b>	£120						
<b>Negotiating deposit return</b>	£75						
<b>Preparing deposit claim with TDS</b>	£180						
<b>Set price certification / service items</b>							
<b>Professional cleaning</b> (dependent on size of property – carpet cleaning extra)	£225+						
<b>Energy Performance Certificate (EPC)</b>	£120						
<b>Gas Safety Record (GSR)</b>	£132						
<b>Gas boiler service</b>	£156						
<b>Electrical Installation Condition Report (EICR)</b> (dependent on size of property)	£216+						
<b>Portable appliance testing (PAT)</b>	£156						
<b>Smoke / CO2 Alarm supply &amp; installation</b> (per battery powered item)	£99						
<b>Unvented cylinder service</b>	£156						
<b>Ventilation system service</b> (includes filters)	£285						
<b>Ventilation system filter replacement</b> (per pair)	£48						
<b>Others</b>							
<b>Key cutting</b> (each visit to locksmiths, excluding cost of keys)	£24						
<b>Addenda</b> (agreed alterations to existing Tenancy Agreement)	£99						
<b>Preparing HMO or selective property licensing application</b>	£240						
<b>HMO licence holder</b> (per year – only available with management)	£495						
<b>Selective licence holder</b> (per year – only available with management)	£300						
<b>Reporting to HMRC</b> (per quarter, for non-resident landlords without approval)	£144						
<b>Cancelled let fee</b> (if you withdraw from an agreed tenancy through no fault of Tenant or Agent)	£495						
<b>Court attendance</b> (per half day)	£300						
<b>Additional tenant referencing</b> (per tenant and guarantor)	£48						
<b>Forwarding post</b> (per occasion, excluding cost of postage & packaging)	£18						
<b>Appliance / furniture ordering</b> (per order)	£18						
<b>Arranging third party works (repairs, maintenance, sourcing etc.) during managed tenancies</b> (this is only charged on net invoices over £1,500, not charged on listed set price certification / service items)	12%						
<b>Arranging third party works (repairs, maintenance, sourcing etc.) during non-managed tenancies or outside of tenancies</b> (not charged on listed set price certification / service items)	21%						
<b>We do not receive any referral fees from the contractors we use.</b>							

