

Landlords fees

We are committed to building lasting and valuable relationships that are founded on good advice and honest service, we would like you to be aware of any costs which you may incur before, during or after the tenancy.



Lettings service

Fee

Marketing (If required)

Professional photography

Colour Floorplan & Virtual Tour

£250 + Vat (£300 inclusive)

£100 + Vat (£120 inclusive)

Tenancy agreement fee (Applicable to every tenancy)

Obtain tenant references and 'Right to Rent'

Preparing tenancy agreement

Registering security deposit with the DPS

£250 + Vat

(£300 inclusive)

Tenant find (See note below*)

Finding a tenant

Transfer of utilities

Collecting first months rent and deposit

10% inclusive Vat*

Rent collection (Includes everything above plus)

Organising pre-tenancy clean if requested by the landlord

Arrange inventory check-in

Ongoing collection of rent with monthly statements and invoices

Organise gas and electrical safety if requested by landlord

11% + Vat monthly

(13.2% inclusive)

Full management (Includes everything above plus)

Arranging maintenance and repairs

Assign your own property manager

Keyholding service

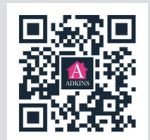
24 hr emergency contact

Annual property inspections

13.5% + Vat monthly

(16.2% inclusive)

Special Offers - Check out our website for incentives and seasonal offers



***Tenant find** - for this service the letting fees are based on a percentage of the first 12 months rent. Please note that our minimum charge is £999 Inc vat.

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Additional charges

Before the tenancy	Fee
Inventory & check-in.....	15% inclusive Vat**
Gas safety certificate CP12.....	From £96
Oil safety certificate.....	From £120
Electrical safety certificate EICR.....	From £180
Energy performance certificate EPC.....	£120
Legionella requirement.....	£116
Replace batteries in smoke or C/O2 alarm.....	£10 per unit
Portable appliance test.....	£75 minimum

During the tenancy

Manage projects, example... new bathroom, kitchen, windows etc.....	£300
Overseas landlord not holding HMRC required exemption.....	£85 per Qtr
Income and expenditure reports and statement.....	£60
Additional property visit.....	£60
Collect post on request of landlord.....	£30
Negotiate rent increase and issue proposal.....	£85
Negotiate a tenancy renewal including rental & term.....	£140

After the tenancy

Check-out (standard)	£85
Dealing with dilapidations and tenancy deposit disputes (if required)	£35 per hour
Manage property key holder while empty (pcm).....	£65
Managing refurbishments and assisting with projects.....	£POA

Legal charges

Serving a legal notice.....	£72
Attending Court hearing.....	£300 per day

Cleaning - before or end of tenancy

One bedroom.....	£220
Two bedrooms.....	£295
Three bedrooms.....	£360
Four bedrooms.....	£420
Five Bedrooms.....	£495

** Inventory & Check-in - charged as a percentage of the monthly rental

Above prices are inclusive of Vat and are applicable to all new tenancies from 1st February 2024