Landlord Fees

	Rent Collection 10%+VAT (12% inc VAT)	Full Management 15%+VAT (18% inc VAT)
Comprehensive marketing & viewings	✔	✔
Tenant qualification & rent negotiation	✔	✔
Arrange tenant references	✔	✔
Arrange 'Right to Rent' checks	✔	✔
Tenancy Agreement Preparation	✔	✔
Pre-tenancy property checks	✔	✔
Compliance advise	✔	✔
Arrangement of cleaning	✔	✔
Arrangement of inventory & check-in	✔	✔
Deposit registration	✔	✔
Collection of rent	✔	✔
Advise on non-resident tax status	✘	✔
Transfer of utilities	✘	✔
Deposit claim & negotiation	✘	✔
Key holding service	✘	✔
Payment of service charges	✘	✔
Arrange gas cert	✘	✔
Arrange EICR	✘	✔
Arranging repairs	✘	✔
Access to panel of vetted contractors	✘	✔
Property inspections	✘	✔
Managing check-out	✘	✔
Smoke alarm check	✘	✔

Additional costs as required (inc VAT):

- Tenant reference: £60
- Gas safety certificate: £99
- Energy performance certificate (EPC): £99
- Electrical installation condition report (EICR): £180-300
- Inventory check-in/out: £130-180
- Carbon monoxide/Smoke alarm installation: £99
- Portable Appliance Test PAT (10 appliances): £99
- Legionella risk assessment: £99
- Plumber/Electrician call-out charge (inc 1hr labour): £99
- Local authority landlord license application: £300
- Court attendance: £60 per hour / £500 per day