

Landlord Management Packages and charges

	Let Only	Gold management	Platinum management
Price Per month All fees quoted include VAT Initial set up includes all highlighted in beige	N/A	12%* (10% Plus VAT) *Min Fee £100	16%* (13.3% Plus VAT) *Min Fee £138
Initial set up fee	£640	£415	£365
Lettings Marketing review & valuation			
Tenancy Agreement with convenient and secure digital legal document signing.			
Property Compliance Advice			
Digital photographs, video, floor plan, property portals, social media			
To let Board			
Accompanied Viewings and feedback			
Remote property viewing available			
24/7 Tenant enquiry screening process.			
Fully compliant tenant application processing with audit trail			
Paperless landlord and tenant compliance onboarding			
Independent produced Digital photographic inventory	1-3 beds £182 4 plus beds £207		
24/7 portal Fast track Tenant referencing including Right to rent check	£35 per person	 Up to 2 people	 Unlimited
Annual Deposit registration TDS (Insured protected scheme)	£36pa	£3pcm	£3pcm
Post tenancy services	Let Only	Gold management	Platinum management
- 24/7 Maintenance reporting system	X		
Out of hours emergency contractor response	X		

Gas Safety, Legionnaires & Electrical Safety Reminders	X		
Monthly rent collection and Landlord statement	X		
Chartered accountant client monies Audit			
Property inspections with photographs and report	£150		
Rent review	£180	£120	
Annual income and expenditure report (when requested)	X		
Rent arrears chasing (up to 3 phone calls and 3 letters)	X		
Rent guarantee and legal expenses service	X	£36pcm	
Check out inspection report	1-3 beds £182 4 plus beds £207	1-3 beds £182 4 plus beds £207	
Serving Legal Notices	X	TBC – Please see notes below, highlighted in red	TBC – Please see notes below, highlighted in red
Legionnaires Disease Risk Assessment	£96	£96	£96
EPC	£120	£120	£120

Due to recent legislative changes affecting residential tenancy possession procedures and compliance requirements, including changes to the grounds upon which possession may be sought, we are currently updating certain operational processes and landlord documentation.

We remain able to assist administratively and provide tenancy documentation held on file. However, in some circumstances independent legal review or specialist instruction may now be recommended before possession notices are served. Updated guidance and revised terms documentation will be issued shortly.

Additional or extraordinary Fees to Landlords (quoted inclusive of VAT) and applicable if not included above.

- Landlord management & tenancy transfer exit fee applicable whilst contracted: Equivalent of 6 months management charges subject to minimum fee of £720.
- Preparation and submission of documents required for TDS (Tenancy Deposit scheme) adjudication: Managed £260, Tenant Find £450
- Court attendance fee: £100 first hour or part thereof then £60/hour. Plus, travel expenses.
- Administration charge applicable if an offer of tenancy is withdrawn by the Landlord once referencing has commenced: £480
- Non-standard payment to landlord bank account: Cost plus £12
- Hourly charge for miscellaneous works not covered above: £60
- Agreed fee payable if the Landlord cancels contract during and after the statutory allowed 14 days: £480
- Evictions support when instructing solicitors or insurance claim £480
- Admin Only Service to include referencing, Tenancy Compliance, Tenancy Agreement and inventory - £700. Deposit Registration charged Annually.
- All fees are inclusive of VAT and are reviewed annually in March for implementation from 1st April each year, in line with our published Terms of Business.