

Fees Overview

The lettings sector has often come under scrutiny for Letting Agents having hidden fees and that is why as of 2015, all Lettings Agents had to list their fees on their website and on display in their office. There seems to be an unlimited list of extras added on to the standard fees that letting agents charge.

We are the only local agent that offers these 'extras' under a very competitive fee to simplify things and give our clients the best possible deal. We do not add a commission to any works carried out. What the contractors charge is what you pay. We believe in passing the savings to you.



What We Offer	Tenant Find Only	Rent Collect Only	Fully Managed
Visit your property to provide a rental valuation and advise Landlord of the current market situation	X	X	X
Advertising and extensively marketing the property via all major property websites and other sources	X	X	X
Interviewing prospective tenants and taking up references and necessary checks. Where required, additional security would be requested by means of a guarantor	X	X	X
Prepare and provide the Tenancy Agreement necessary for the landlord to gain the protection of the relevant Rent and Housing Acts	X	X	X
Taking a deposit from the tenant and protecting this deposit under the requirements of the Tenancy Deposit Scheme until the end of the tenancy when the property and contents have been checked and handling any termination issues		X	X
Arrange and supply a detailed inventory (fee applicable) and arrange for the check-in and check-out of tenants		X	X
Tenancy renewal and negotiation of rental increases (fee applicable)	X	X	X
Arrange an inventory check/update at the end of the tenancy and negotiate matters relating to wear and tear before the release of the tenant's deposit (if required)		X	X
Collecting the rent monthly and paying over to the landlord monthly (usually sent within 1 working day of collection) less and fees of expenses due or incurred for the period. Payments will be made by direct bank transfer and a detailed rent statement will be forwarded to the landlord		X	X
Chasing any unpaid/late rents		X	X
Inspections of the property are carried out twice yearly and a detailed report sent to the landlord			X
Coordination of repair or maintenance including arranging for tradesmen to attend the property and obtaining estimates where necessary, supervising works, and settling accounts from rents received			X
Making payments on behalf of the landlord from rents received for costs in managing the property			X
Hold keys throughout the duration of the tenancy			X



Landlord Fees

Tenant Find Only	£495 +VAT or 50%+VAT of first months' rent
Rent Collection Only	8%-10%+VAT (dependent on property type)
Managed	10%-15%+VAT (dependent on property type)

Tenancy set-up fee (admin/marketing)	£295+VAT (managed/rent collect only)
Tenancy renewal (managed/rent collect only)	£75+VAT
Tenancy renewal (tenant find only)	£150+VAT
Rent reviews	£75+VAT (£150+vat for tenant find only)

Property Inspection and report (tenant find/rent collect only)	£180+VAT
Withdrawal from entering into a tenancy having instructed Tranquility Homes to proceed.	£500+VAT
Statement of yearly accounts	£75+VAT
Administration fee for the provision of NRL gross annual income and expenditure statement to HMRC	£50+VAT
Deposit negotiation (not managed)	£250+VAT
Deposit dispute submission (where fully managed but expressly instructed not to conduct an inventory)	£150+VAT
Attendance at court/tribunal	£250+VAT (Per day)
Service of notices (Section 8 or 21)	Up to £250+VAT (dependent on management type)
Payment to a bank account held outside of the United Kingdom	£42+VAT per payment
Inventory fee	up to £250+VAT
Final Inspection and report (rent collect/tenant find only)	£300+VAT
Statutory declaration (requires a solicitors signature)	£100+VAT
Licensing application fee	£250+VAT
Termination of our contract by you during a tenancy agreement (fixed or periodic) arranged by us (unless we have breached our terms with you)	3 months notice + £250+VAT

Tenant Fees

Holding deposit	One week's rent
Rent	Subject to agreement
Security deposit	5 weeks rent
Material change of tenancy	£75+VAT (plus £25+VAT per additional change)
Early release	Landlords cost of remarketing and setting up of new tenancy. Rent must be paid until a new tenant is found.
Late payment of rent	Interest of 3% above the Bank of England base rate on balance due each day
Key replacement	Dependant on type of lock and key required

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