

LANDLORD SERVICES AND FEES TABLE (Aug 2025)

VAT is payable at the prevailing rate (currently 20%) on all our fees. In accordance with consumer legislation, it is quoted as included in the prices stated below. If the VAT rate changes, the price charged will change accordingly.

An amount payable under a percentage fee will go up or down depending on the agreed rent level. Fixed fees will remain the same regardless of the rent level agreed.

1) Let Only Service 75% of the rent received, deducted by the Agent, payable for each letting where the Tenant is introduced through the Agent. Letting fees and tenant reference fee / guarantor reference fees are not charged in addition.

If the monthly rental is £1000, you will pay a fee of £750.00

2) Letting and Rent Collection Service

Letting fee	£510.00
Tenant reference checks (per tenant)	£80.00
Monthly Management charge:	11% of the rent received, deducted by the Agent

If the monthly rental is £1000.00, you will pay a monthly fee of £110.00.

3) Full Management Service

Letting fee	£510.00
Tenant reference checks (per tenant)	£80.00
Monthly Management charge:	
1 property	13% of the rent received, deducted by the Agent
2-4 properties	12% of the rent received, deducted by the Agent
5+ properties	11% of the rent received, deducted by the Agent

For one property, if the monthly rental is £1000.00, you will pay a monthly fee of £130.00.

4) HMO Management Service

Letting fee, reference & inventory	£375.00
Monthly Management charge:	15% of the rent received, deducted by the Agent

This includes a monthly property check, monthly fire alarm & light flick test, 6 monthly room inspections.

For one room, if the monthly rental is £650.00, you will pay a monthly fee of £97.50.

If an applicant who is ready, willing and able to enter into a tenancy is introduced during the Agent's period of instruction, or as a result of their marketing activity, where the applicant is introduced through the Agent and the Landlord withdraws, the minimum fee that would be payable will be the fee for the Let Only Service, plus other expenses incurred, such as the gas safety check.

Additional Charges

Guarantor agreement	£80.00 per guarantor
Inventory service- studio-2 beds	£160.00
Inventory service - 3-4 beds	£200.00
Inventory service – 5+ beds	£250
Duplicate rent statements	£10.00
Ownership, PEPs & Sanction check	£18.00
Property visits	£38.40
Void property visits	£66.00
Fixed term tenancy renewal	£160
Section 13 (rent increase)	£160.00
Section 47/48 notice	£200.00
Section 21 notice	£200.00
Permitted occupier & right to rent	£100.00
Right to rent re-checks	£25.00
End of tenancy condition reports	£150
Arranging duplicate key cutting	£25.00
Arranging redirection of mail	£10.00
HMRC submission	£25.00
NRL submission	£25.00
Annual tax statements	£95.00
Fire alarm testing/ flick test	£25 per visit
Battery power CO alarms	£45.00 when supplied & fitted by us
Key safe	£45.00 when supplied & fitted by us
Refurbishment works (over £1000)	12% of value of works
Insurance claims (over £1000)	12% of value of claim
Professional hourly rate	£60.00 charged when required to carry out additional services
In-house maintenance	£25.00 plus costs
Tribunal case paperwork	£200.00
Tribunal attendance fee	£250.00 per half day
Court attendance fee	£250.00 per half day
Rent guarantee service	POA
Energy performance certificate	POA
Legionnaires risk assessment	POA
Electrical Installation Condition Report	POA
Gas safety certificate	POA