

Landlords' Guide to Charges

Orchards Estates is part of the Propertymark Client Money Protection Scheme, Member Reference: C0125068.
 Orchards Estates is also a member of a redress scheme provided by The Property Ombudsman
 www.tpos.co.uk Copies of the TPO Code of Practice plus our complaint handling procedure are available on request.



Please note the charges listed below are the maximum fees that will be applied unless otherwise stated.

Permitted Charges in accordance with the Tenant Fee Act 2019

Non Managed Tenancy	100%	100% of first months rent (minimum £420) inc VAT
Property Management	12%	10% of rent plus VAT

Additional Services (Ask for more detail, if required)
Many services are included within our fully managed pricing and may not apply

Service	Fee Including VAT	
Vacant Period Management	£60	number of visits to be agreed
New Set Up Administration Fee	£250	
Energy Performance Certificate (EPC)	£96	
New Tenant Tenancy Set Up Fee	£120	Fully Managed
Annual Landlord Gas Safety Certificate	At cost per contractor	
Electrical Inspection Certificate	At cost per contractor	
Electrical PAT Test (up to 3 appliances)	At cost per contractor	
HETAS Certificate	At cost per contractor	
Smoke Alarm Installation	At cost per contractor	
Carbon Monoxide Alarm Instalation	At cost per contractor	
Tenant Check In (with effect 1st June 2019)	£60	Where applicable
Tenant Check Out (with effect 1st June 2019)	£60	Where applicable
Tenancy Renewal	£60	
Extra Property Inspections	£60	
Drawing Up & Serving Notices & Legal Documents	£60	