



Charges and Fees for Landlords

All the following fees are inclusive of VAT at the current rate, unless otherwise stated.

Managed

Upfront set up fee taken from first month's rent:

60% including VAT (50% ex VAT)

Monthly Management fee:

12% including VAT (10% ex VAT)

Referencing:

Included in managed service

Deposit Protection (Registration with DPS):

£60 including VAT (£50 ex VAT)

Inventory & Schedule of Condition:

£144 including VAT (£120 ex VAT) *up to a maximum 5-bedroom property*

Checkout Inspection and Report:

£120 including VAT (£100.00 ex VAT) *up to a maximum 5-bedroom property*

Tenancy Renewal:

£60.00 including VAT (£50.00 ex VAT)

Floorplan:

£118.80 including VAT (£99 ex VAT)

Let Only

Upfront set up fee:

90% of first month's rent including VAT (75% ex VAT)

Referencing:

£48.00 per tenant/guarantor including VAT (£40 ex VAT)

Deposit Protection (Registration with DPS):

£60 including VAT (£50 ex VAT)

Inventory & Schedule of Condition:

£144 including VAT (£120 ex VAT) *up to a maximum 5-bedroom property*

Checkout Inspection and Report:

£120 including VAT (£100.00 ex VAT) *up to a maximum 5-bedroom property*

Tenancy Renewal:

£60.00 including VAT (£50.00 ex VAT)

Floorplan:

£118.80 including VAT (£99 ex VAT)

Legal Requirement and Best Practice

Electrical Installation Condition Report (EICR):

£216 including VAT (£180 ex VAT)

(where a property has more than one consumer unit, an additional charge will apply)

PAT, Smoke & Carbon Monoxide Alarm Certificate:

£150 including VAT (£125 ex VAT)

SD/Carbon monoxide, PAT and Emergency Lighting (3 part)

£192 including VAT (£160 ex VAT)

Energy Performance Certificate (EPC):

£118.80 including VAT (£99 ex VAT)

Gas Safety Certificate:

£90 including VAT (£75 ex VAT)

Gas Safety Certificate with boiler service:

£110 including VAT (£91.66 ex VAT)

Legionella Risk Assessment:

£115 including VAT (£95 ex VAT)

Rent Protection & Legal Expenses

Guarantee your rental income and protect yourself from the cost of obtaining legal possession of your property in the event that your Tenant(s) default their rental payments or if they complete any tenancy breach that gives grounds for possession.

Managed Rent Protection & Legal Expenses

Tenancies with rent up to £2500 charged at £30 including VAT per month (£25.00 ex VAT)

Tenancies with rents between £2500 to £5000 charged at £38 including VAT per month (£31.67 ex VAT)

Claim process included under the managed service.

Let Only Rent Protection & Legal Expenses

Tenancies with rent up to £2500 charged at £360 including VAT* (£300.00 ex VAT)

Tenancies with rents between £2500 to £5000 charged at £456 including VAT* (£380 ex VAT)

*Upfront claims process administration fee of £180 including VAT (£150 ex VAT).

Keys

Arranging copies or additional keys, fobs etc: £30.00 including VAT (£25.00 ex VAT)

(Plus costs of keys/fobs)

Accounts

Providing Annual Statement for Tax Assessment:

£60 including VAT (£50 ex VAT)

Overseas Landlord Tax

Landlord failure to apply for Approval Number from Inland Revenue & to complete HMRC quarterly return for non-resident Landlords: £90.00 including VAT per quarter (£75.00 ex VAT)

Caretaking of empty property at the request of the Landlord

£30.00 per week including VAT (£25.00 ex VAT)

Service of any Legal Notice under the Housing Act

Let Only: £270.00 inc VAT (£225.00 ex VAT)

Managed: £180.00 inc VAT (£150.00 ex VAT)

Arranging and Supervising Major Building or Refurbishment Work

12% of total cost of the works including VAT (10% ex VAT)

