



STAR STUDENTS SCALE OF CHARGES/SERVICES FEE SHEET

Updated October 2026.
All fees are inclusive of VAT.

Student	Fully Managed	Tenant Find Only	Rent Collection	Action
Setup Fee per New Tenancy	£750	✓	£360	
Fee	15% monthly rent	72% of the first months rent	7.2% monthly rent	
Valuation	✓	✓	✓	Detailed marketing valuation of property
Marketing	✓	✓	✓	Photography and marketing on portals
Viewings	✓	✓	✓	Dedicated Agent to accompany all viewings
Tenant Liaison and Negotiation	✓	✓	✓	
Contracts	✓	✓	✓	Creation of tenancy agreement, including all legal information
Guarantors (optional)	£60	£60	£60	Fee per tenant (if applicable) for the signing of the guarantor agreement, optional
Right to Rent and Sanction Checks (compulsory charge)	✓	£15	£15	Fee per tenant and their guarantor. Obtain the necessary proof confirming applicants have the right to rent in the UK.
Rent Collection	✓	x	✓	Monthly collection plus chasing where required
Registration of Deposit onto TDS Scheme	✓	x	x	Register and provide legal certificate and documents (only with Star inventory)
Inventory	✓	x	x	Detailed Inventory to include photos carried out by an inventory clerk
Planned and Ad hoc Maintenance	✓	x	x	Maintenance which is legally required e.g., gas safety, EICR. Unplanned maintenance, arranging issues to be investigated and rectified
Property Inspections	✓	x	x	2 Visits per year, report to Landlord and update to Tenant
Routine tenancy management	✓	x	x	Hands on visits to deal with simple issues, assess whether a contractor is needed
24/7 out of hours triage cover	✓	x	x	Contractor visits not included
HMO Alarm testing	x	x	x	Properties with Grade A alarm systems tested monthly
Key holding service	✓	x	x	Keys will be available for contracts and tenants to collected at any time during the tenancy. Without opting for this service, the keys will be stored in the company safe. Included in managed service
Compliance administration	✓	x	x	Arranging and issuing
Move Out Report	✓	x	x	Detailed report to include reasons for deductions & photo evidence
Serve Section 8, Ground 4a Notice	✓	x	x	Correspondence with Landlord and Tenants To hand deliver notice to Tenants





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Additional Services

Change of sharer	£240	Before and mid tenancy, per change of sharer
HMO Alarm testing	£30 pm	Properties with Grade A alarm systems only are required to be tested monthly and proof recorded
Inventory	£220	Detailed Inventory to include photos carried out by an inventory clerk
Individual Room by Room tenancy set up	£250	Set up of tenancy per room
Fire alarm testing on day of move in	£36	Included in managed service.
Property Inspections	£90	Report to Landlord
Move Out Report	£250	Detailed report to include reasons for deductions & photo evidence
Serve Section 8, Ground 4a Notice	£250	Correspondence with Landlord and Tenants To hand deliver notice to Tenants
Deposit dispute fee	£240	If a damage deposit dispute is exoculated to the TDS
Management take over	£300	Taking over management of an existing tenancy. Ensuring compliant, registering deposit and issuing legal documents to tenants.
Key holding service	£60pa	Keys will be available for contracts and tenants to collected at any time during the tenancy. Without opting for this service, the keys will be stored in the company safe. Included in managed service
Energy Performance Certificate	£144	Energy Performance Certificate with property floor plan
Fire Risk Assessment	POA	To assess the fire risk of a building and provide recommendations to make the building safer. Detailed report provided
Legionnaires Assessment	POA	To identify and mitigate of Legionnaires in the water system. Detailed report provided
Individual copy statements	£3.60	Copies of individual statements
Quarterly/Annual income report	£36	Quarterly/Annual income report
Hourly Rate	£125	Additional requests by Landlords outside of the services included or agreed
Cancellation fee	£600	If you withdraw your property after references have been applied for on any prospective tenants