

Landlord | Fees



Let only (tenancies 6 months or more)	Rent collection	Fully Managed
<ul style="list-style-type: none"> Honest valuation and marketing of your property Guidance and assistance to help ensure your tenancy is fully compliant with safety and legal regulations Introduce a prospective tenant for the property. Referencing of tenants (and guarantors if applicable) Verify Right to rent scheme Collect first month's rent and security deposit Arrange tenancy agreements Arrange for the preparation of an independent inventory prior to the commencement of the tenancy Will instruct the tenant(s) to notify the relevant service companies and local authority of the change of occupant or user at the commencement of the tenancy. Make any HMRC deductions and provide tenant with NRL8 if applicable 	<ul style="list-style-type: none"> Collection of periodic rental from tenants Pursue any non-payment of rent plus provide advice on rent arrears action Provide statements for the rent received. 	<ul style="list-style-type: none"> Managed service includes Let only and Rent collection services and in addition; Deposit protection and dealing with any disputes after tenancy ends Check in and check out Arrangement of any maintenance repairs Deal with the day to day management matters including minor works (providing 3 quotes for prospective works) Transfer and managing utility bills Quarterly property inspections Lodge and process any insurance claim relating the property on your behalf Dedicated account management Rent collection service included Safety checks and renewal of safety records Provide statements for the rent received Point of call for tenants Serve notices
10% (12% inc. VAT) paid in advance for the length of contract	3% of periodic rent (3.6% Inc. VAT)	10% of periodic rent (12% inc. VAT)

More Services:

Short Let Service (initial tenancies under 6 months) - 15% (18% inc. VAT)

Service as let only except the rent will be collected fully in advance for the period of agreement.

Renewal of tenancy - 5% (6% inc. VAT paid in advance for the length of renewal)

We will contact parties before tenancy end date to establish if tenants are keen to renew agreement or will be looking to move out, accordingly we will arrange for either renewal or check out, we will advise and negotiate rent, negotiate any changes, arrange for the deposit to be re-protected (if applicable) and provide all relevant documents, issue new tenancy agreement and all required legal documents.

*Our Minimum fee is £600 plus VAT (720 inc. VAT)

Additional or Optional Charges

Tenancy agreement - £200.00 (£240 inc. VAT)

Tenancy amendment (during tenancy) £90 (£108 inc. VAT)

Periodic tenancy administration charge (one-off charge) £100.00 (£120 inc VAT)

Gas Safety Certificate - £75 (£90 inc VAT) up to 2 appliances

Gas Safety Certificate - £90 (£108 inc VAT) 3 appliances to 4 appliances

Electrical Safety Certificate (EICR) (1 Bed) (£130 ex vat | £156 inc vat)

Electrical Safety Certificate (EICR) (2 Bed) (£140 ex vat | £168 inc vat)

Electrical Safety Certificate (EICR) (3 Bed) (£150 ex vat | £180 inc vat)

Electrical Safety Certificate (EICR) (4 Bed) (£160 ex vat | £198 inc vat)

Energy Performance Certificate - £75 (£90 inc VAT)

Deposit protection registration - £30 (£36 inc VAT)

Dealing with deposit disputes for non-managed properties – 20% (24% incl vat) of disputed amount, minimum charge apply £150 (£180 inc of VAT)

Serving Section 21 - £100 (£120 inc VAT)

HMRC Return for Non-resident Landlords - £100 (£120 inc VAT)

Income & Expenditure Report - £100 (£120 inc VAT)

Court Possession Order - £400 (£480 inc VAT)

Attending court as witness - £150 (£180.00 inc VAT)

Project management of refurbishment - 12% (14.4% inc VAT)

Arranging maintenance for non-managed properties - 18% (21.6 incl VAT) % of the bill amount payable upfront

Property visit (for non-managed properties) - £50.00 (£60 incl. VAT)

Waiting at property for contractors, etc. - £ 30per hour (£36 inc VAT)

Inventory Price list

Furnished	Inventory	Price inc. VAT	Check-in	Price inc. VAT	Inventory & check-in	Price inc. VAT	Interim-inspection	Price inc. VAT	Check out	Price inc VAT
1 Bedroom	£ 110	£132	£ 85	£102	£ 175	£210	£ 70	£84	£ 100	£120
2 Bedroom	£ 135	£162	£ 95	£114	£ 195	£234	£ 75	£90	£ 120	£144
3 Bedroom	£ 165	£198	£ 110	£132	£ 235	£282	£ 80	£96	£ 150	£180
4 Bedroom	£ 195	£234	£ 130	£156	£ 255	£306	£ 85	£102	£ 170	£204
5 Bedroom	£ 210	£252	£ 150	£180	£ 285	£342	£ 95	£114	£ 190	£228
Un- furnished	Inventory	Price inc. VAT	Check-in	Price inc. VAT	Inventory & check-in	Price inc. VAT	Interim-inspection	Price inc. VAT	Check out	Price inc VAT
1 Bedroom	£ 90	£108	£ 65	£78	£ 140	£168	£ 65	£78	£ 90	£108
2 Bedroom	£ 100	£120	£ 75	£90	£ 150	£180	£ 70	£84	£ 100	£120
3 Bedroom	£ 120	£144	£ 85	£102	£ 175	£210	£ 75	£90	£ 120	£144
4 Bedroom	£ 150	£180	£ 95	£114	£ 200	£240	£ 80	£96	£ 150	£180
5 Bedroom	£ 180	£216	£ 115	£138	£ 220	£264	£ 85	£102	£ 170	£204

Cleaning Prices

End of tenancy and after builders cleaning (excluding carpet cleaning)	
Studio flat (approx. 40 m ²)	£95
One bedroom property (approx 60 m ²)	£130
Two bedroom property (approx 80 m ²)	£155
Three bedroom property (approx 100 m ²)	£180
Four bedroom property (approx 130 m ²)	£220
Five bedroom	£280
Office or domestic cleaning (for at least 2 hours)	
Cleaning products not provided	£13/h
Cleaning products provided by the company	£15/h
Carpet cleaning (minimum charge - £60)	
Each bedroom/kitchen	£30
Living room / Dining Room	£40
Stairs	£3/each step
Landing	£10
Hallway	£18
Bathroom	£15
Upholstery cleaning	
Armchair	£35
2 – seated sofa	£50
3 / 4– seated sofa	£70
Dining chair	£15
Mattress cleaning	
Single bed	£18
Double bed	£25
King size bed	£30