

Landlords Fee Schedule

Additional fees & charges

	Cost of Fees
Pre-tenancy package (includes reference reports, tenancy agreement, deposit registration, right to rent & KYC checks)	1-2 tenants: £300 3-5 tenants: £365
Reference report for each additional tenant or guarantor	£30
Additional Right to Rent check (per occupier 18 years and over)	£25
Standard tenancy agreement (AST) including on renewal	£200
Check and administer landlord's own tenancy agreement	£200
Deposit registration fee	£30
Withdrawal from agreed offer (minimum fee applies)	£700
Check and administer landlords preferred agreement	£210
Minimum fee regardless of service	£700
Administer tax to HMRC for overseas landlord per quarter	£45
Administer HMO or local authority licence application	Fully managed: £250 Rent Collect/Let Only: £300/£350
Additional inspection at landlord's request	£60
Waiting at property on behalf of landlord per hour	£35
Schedule of condition at check in and check out	Subject to quotation, dependent on property size
Key cutting arrangement	£15
Service of statutory notice (Rent Collect & Let Only service)	£175
Court attendance (Rent Collect & Let Only service)	£220
Arrangement of partial or total refurbishment (over £500)	10% of project cost
Assistance with insurance claim	10% of claim settlement amount
Renewal fee: Let Only	-2% each year from previous fee (subject to minimum of 4%)
Renewal Fee: Fully Managed	-2% each year from Let part of the fee (subject to minimum of 4% for rent collect/management fee taken monthly + 4% let only fee)
Rent warranty, rent insurance and/or legal protection	Subject to quotation
Property clean (start of and/or end of tenancy)	Subject to quotation by third party provider

	All fees listed include VAT
Energy Performance Certificate (EPC)	From £90
Gas Safety Certificate (GSC)	From £90
Electrical Installation Condition Report (EICR)	Subject to quotation
Portable Appliance Testing (PAT)	Up to 10 appliances: From £150 Up to 20 appliances: From £180
Legionella Risk Assessment	From £90
Smoke Alarms & Carbon Monoxide testing or installation (including on first day of tenancy)	From £60
Gas Boiler Service	Subject to quotation
Fire Risk Assessment (for HMO's)	Subject to quotation
Compliance Pack (Fully managed only)	£13.20
HMO Pack (fire assessment, fire blanket, noticeboard, PAT test, smoke alarm sign)	£780

Please ask a member of staff if you have any questions about our fees and we will be happy to advise you.