

# Landlord Letting Fees (London)

At Yooodle we are dedicated to being honest and upfront about our charges and fees. The list below details our services when letting your property through us, for complete transparency we have included and excluded VAT. For more information please speak to a member of our team or refer to your Terms of Business.

For peace of mind, Yooodle operates a Client Money Protection Scheme and we follow a strict code of conduct and professionalism with ARLA (Association of Residential Letting Agents).

We are proud to work in conjunction with TPO (The Property Ombudsman).

Description of Fee	Gross (inclusive VAT)	Net (exclusive VAT)
<b>Full Management</b> (refer to your terms of business for a full breakdown)	17% of monthly rent	14.17% of monthly rent
<b>Rent Management</b> (refer to your terms of business for a full breakdown)	13% of monthly rent	10.83% of monthly rent
<b>Tenant Introduction</b> (refer to your terms of business for a full breakdown)	10% of monthly rent	8.33% of monthly rent
<b>Short Term Letting</b> (for any tenancies under 6 months)	£250.00 per tenancy	£208.33 per tenancy
<b>Administration Fee</b> (processing tenancy & tenancy agreement included)	18% Tenant Introduction 20% Rent Management 25% Full Management	15% monthly rent 16.67% monthly rent 20.83% monthly rent
<b>Tenancy Deposit Protection Scheme</b> (executed under required guidelines)	£50.00 per annum	£41.67 per annum
<b>EPC</b> (Energy Performance Certificate)	£100.00	£83.33
<b>PAT</b> (Portable Appliance Testing)	POA	POA
<b>GSC</b> (Gas Safety Certificate)	£120.00	£100.00
<b>Legionella Report</b> (risk assessment under HSE guidelines)	£120.00	£100.00
<b>Tenancy Extension</b> (renewal of tenancy if agreement supplied by us)	£90.00	£75.00
<b>Notice of Possession</b> (drafting of Section 21, Section 8 & Execution)	£70.00	£58.33
<b>Court Attendance</b> (if Full Management free of charge)	£50.00 per hour	£41.67 per hour
<b>Deposit Dispute and Dispersal</b> (including Arbitration if required)	£150.00	£125.00
<b>HMRC Quarterly &amp; Annual Return</b> (Non Resident Landlord)	£145.00	£116.00
<b>Supervision of Unoccupied Property</b> (management of vacant property)	£100.00 per visit	£83.33 per visit
<b>Inventory &amp; Check in</b>	Studio - £180.00 1 Bed - £195.00 2 Bed - £210.00 3 Bed - £225.00 4 Bed - £300.00 5 Bed - £330.00	Studio - £150.00 1 Bed - £162.50 2 Bed - £175.00 3 Bed - £187.50 4 Bed - £250.00 5 Bed - £275.00
<b>Key Cutting</b>	Minimum £6.00 per key	Minimum £5.00 per key
<b>Rent and Legal Protection</b> (if Full Management this is complementary) £0 - £2,499.00 rent PCM £2,500.00 - £5,000.00 rent PCM	£300.00 PA £400.00 PA	IPT Included IPT Included