

Statement of Fees

In compliance with the Consumer Rights Act 2015, Living in London's fees are as follows:

Tenant Fees

All fees are inclusive of VAT

- Holding Fee: 2x the weekly rent offered, so if the offer is £300.00 per week the Holding Fee is £600.00
- Administration (including Tenancy Agreement) and Referencing: £160.00 per person
- Guarantor reference fee (where required): £60.00 per guarantor
- Late Payment of Rent: £30.00 for bounced cheque and £10.00 per day over
- Tenant Replacement: £160.00 per person for the referencing, admin and Tenancy Agreement fee for the incoming tenant + £250.00 'breakage' fee for the outgoing tenant

Landlord Fees

All fees are inclusive of VAT

- Standard Monthly Commission – Fully Managed: 18% of the rental amount
- Standard Monthly Commission – Rent Collection: 15.6% of the rental amount
- Standard Tenant Find (Let Only) Charges: 12% of the initial term rent (standard initial term is 12 months but may vary)
- Renewal Fee for all Tenancy Agreements: £118.80
- Duplicate Landlord Statements: £3.00 each (minimum £30.00)
- To use Landlord supplied Tenancy Agreement: £120.00 + a further £120.00 if material amendments are required or the agreement needs to be checked legally.
- Major management works supervision fee: 24% of invoiced costs of the works
- Additional premises visits: £120.00 (1 annual visit included in Management Fee)
- Serve Section 21 Notice: £120.00
- Caretaking visits to Managed properties during voids: £120.00
- Waiting time at non-managed premises (i.e. meeting contractors): £60.00 per hour
- Dealing with Tax requirements of non-approved, non-resident landlords: £300.00 per quarter
- Deposit dispute negotiation for non-managed premises: £96.00 per hour
- Administration Charge if an accepted letting offer is later rejected: Dependant on the amount of work done and time passed since the offer was initially accepted
- Gas Safety Certificate: £120.00
- Energy Performance Certificate: £120.00
- Deposit Registration Fee: £180.00 (unless on a Fully Managed Service in which case this may be waived depending on fees agreed)

3rd Party Charges

All fees inclusive of VAT

- Check-In & Inventory: £120.00 - £180.00 depending on size of the property, number of bedroom and bathrooms and if the property is furnished or unfurnished, sometimes the fee will exceed this but will be indicated before commencement

Client Money Protection

- Living in London is not a member of the Client Money Protection Scheme

Property Ombudsman

- Living in London is a member of the Property Ombudsman Redress Scheme

