

Landlords' Guide to Services and Charges

We are committed to being honest and upfront about our charges and fees. The table below details our services when letting your property through us, for complete transparency we have included and excluded VAT.

Yoodle 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	Net (exclusive VAT)	Gross (inclusive VAT)
Full Management (refer to your terms of business for a full breakdown)	12.5% of monthly rent	15% of monthly rent
Rent Management (refer to your terms of business for a full breakdown)	10% of monthly rent	12% of monthly rent
Let Only (refer to your terms of business for a full breakdown)	8% of monthly rent (initial term)	9.6% of monthly rent
Administration Fee (processing the tenancy application)	£250.00 per tenancy	£300.00 per tenancy
Tenancy Deposit Protection Scheme (executed under required guidelines)	£50.00 per annum	£60.00 per annum
EPC (Energy Performance Certificate)	£90.00	£108.00
EICR (Electrical Installation Condition Report)	£190.00 for flats £220.00 for houses up to 4 beds POA for houses over 4 beds	£228.00 for flats £264.00 for houses up to 4 beds POA for houses over 4 beds
GSC (Gas Safety Certificate)	£100.00	£120.00
Legionella Report (risk assessment under HSE guidelines)	£100.00	£120.00
Inventory & Check In (schedule of condition of your property)	Studio £155.00 1 bed £170.00 2 bed £200.00 3 bed £235.00 4 Bed £300.00 5 bed £360.00	Studio £181.00 1 bed £204.00 2 bed £240.00 3 bed £282.00 4 Bed £360.00 5 bed £432.00
Tenancy Agreement Extension (renewal of tenancy if agreement supplied by us)	£100.00	£120.00
Notice of Possession (drafting of Section 21, Section 8 & Execution)	£150.00	£180.00
Court Attendance (for any assistance with court hearings)	£90.00 per hour	£108.00 per hour
Checkout Report (schedule of report when the tenant vacates)	Studio to 2 bed £150.00 3 to 4 bed £180.00 5 bed £250.00	Studio to 2 bed £180.00 3 to 4 bed £216.00 5 bed £300.00
Deposit Dispute and Dispersal (including Arbitration if required)	£125.00	£150.00
HMRC Quarterly & Annual Return (Non-Resident Landlord)	£120.00	£144.00
Supervision of Unoccupied Property (management of vacant property)	£90.00 per visit	£108.00 per visit
Additional Property Visits	£80.00 per visit	£96.00 per visit
Key Cutting	Invoice + £20.00	Invoice + £24.00
Rent and Legal Protection (RRP) £0 - £2500.00 rent PCM (refer to leaflet for full details)	2% of Monthly Rent	2.4% of Monthly Rent