

LANDLORD FEES & CHARGES

SERVICES INCLUDED IN COMMISSION %

All fees and charges are shown inc VAT

Tenant Introduction - 12% (10%+VAT)

Professional pictures and marketing material displayed on all major property portals

Accompanied viewings

Arrange a professional inventory for check in and check out

Arrange the required safety certificates

Negotiate the tenancy

Complete Right to Rent checks and oversee lead tenant referencing

Collect and remit first rental payment and deposit

Access to vacant utility cover of up to 1 month or £20

Assist with utility registration

Optional deposit replacement scheme providing 8 weeks of cover

Preferential rates for selected insurance products

Income and expenditure report on demand

Tenant Introduction Service and Rent Collection - 14.4% (12%+VAT) *All of the above plus...*

Rent Collection

Rent Arrears Chasing

Landlord Live Login

Comprehensive Letting and Management - 18% (15%+VAT) *Everything already mentioned plus...*

Property Health Check every 6 months

Dedicated Property Manager to liaise between you and your tenant

Arrange quotes for repairs and maintenance, instruct approved suppliers on your behalf

Access to specially negotiated contractor pricing

24/7 Property Management covering over 40 languages

Negotiate deposit release

Ensuring compliance with ever changing legislation

Assist with payment of ground rent and service charge as required

6 monthly visit and report

Negotiation of tenancy renewal

Preparation and execution of legally compliant renewal documentation

Annual NRL certificate for self assessment TAX return

Hold a working fund and making payments on your behalf

Service of Section 48 Notice (change of LL address)

Service of Section 3 Notice (change of property ownership)

Service of Section 8 Notice (executed by solicitors)

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ESSENTIAL AND OPTIONAL ADDITIONAL FEES AND CHARGES

All fees and charges are shown inc VAT

Service	Comprehensive Letting and Management	Tenant Introduction & Rent Collection	Tenant Introduction
Landlord Live Login	.	.	x
Property Health Check every 6 months	.	.	x
Rent Collection	.	.	x
Rent Protection and Tenant Eviction Insurance	.	x	x
6 Monthly Property Visit and Report	.	£120	£120
TDS Deposit Registration	.	£60	£60
Renewing Right to Rent PP	.	£42	£42
Preparation of Legally Compliant Renewal Documents	.	£120	£120
Service of Section 3 Notice (change of property ownership)	.	£60	£60
Service of Section 48 Notice (change of LL address)	.	£60	£60
Service of Section 8 Notice (executed by solicitors)	.	£180	£180
Serving Section 21 notice	.	£120	£120
ESSENTIAL	Preparation and Execution of Legally Compliant Tenancy Agreement, including Referencing for Lead Tenant	£300	£300
	Additional Tenant Referencing Per Person	£48	£48
	Professional Inventory Check In. Price Starting from	£120	£120
	Professional Inventory Check Out. Price Starting from	£120	£120
	EPC	£120	£120
	Gas Safety Check	£144	£144
	Gas Safety Check and Boiler Service	£228	£228
	PAT Test	£120	£120
	Gas Safety Check, Boiler Service and Alarm Test	£288	£288
	Legionella Test	£150	£150
Abortive Letting Fee	£600	£600	£600
Full Professional Clean Price From	£240	£240	£240
Court Appearance (daily)	£402	£402	£402
Additional Property Visit	£120	£120	£120
Vacant Management PCM	£120	£120	£120
Submission of NRL Quarterly	£30	£30	-