



Our Fees

Choose the level of service that suits your property.

Standard Management

A fully managed service for landlords who want day-to-day property management covered.

- ✓ Advising on likely rental income.
- ✓ Advertising and marketing the property.
- ✓ Tenant referencing, including employer & previous landlord checks.
- ✓ Suitable tenancy agreement preparation.
- ✓ Right to Rent checks.
- ✓ Holding deposit, deposit, and rent balance handling.
- ✓ Deposit protection and tenancy deposit scheme support.
- ✓ Monthly rent collection and payment to the landlord.
- ✓ Meter readings and service transfer support.
- ✓ Inventories and inspections.
- ✓ Repair and maintenance coordination.*
- ✓ Landlord payments from rent received.
- ✓ End-of-tenancy inspection and inventory check.
- ✓ Annual statement.

Fee: 45% of one month's rent, minimum £425.00, or 11% of rent due, subject to a minimum fee of £75.00 pcm. **Example:** At £950 pcm, the fee is £427.50 and £104.50pcm.

Letting Only

A tenant-find service for landlords who only need help securing a tenant and setting up the tenancy.

- ✓ Advising on likely rental income.
- ✓ Advertising and marketing the property.
- ✓ Tenant referencing and checks.
- ✓ Suitable tenancy agreement preparation.
- ✓ Initial Right to Rent checks.



- ✓ Holding deposit, deposit, and rent balance handling.
- ✓ Tenancy setup.

Fee: 50% of one month's rent, minimum £450.00.

Fee: 50% of one month's rent, minimum £450.00 **Example:** At £950 pcm, the fee is £475.

Letting Only Plus Deposit Protection

A letting-only service with deposit protection support included.

- ✓ Everything in Letting Only.
- ✓ Deposit handling.
- ✓ Tenancy deposit service support.
- ✓ Prescribed information handling.

Fee: 50% of one month's rent, minimum £450.00, plus Tenancy Deposit Service Fee.

Tenancy Deposit Service Fee: £50 plus scheme costs.

Letting and Rent Collection

A practical service for landlords who want tenant finding plus rent collection, without full management.

- ✓ Advising on likely rental income.
- ✓ Advertising and marketing the property.
- ✓ Tenant referencing and checks.
- ✓ Suitable tenancy agreement preparation.
- ✓ Initial Right to Rent checks.
- ✓ Holding deposit, deposit, and rent balance handling.
- ✓ Deposit handling.
- ✓ Monthly rent collection.
- ✓ Tenancy setup.
- ✓ Monthly landlord statements.
- ✓ Meter readings and service transfer support.



Fee: 45% of one month's rent, minimum £425.00, or 8% of rent due, subject to a minimum fee of £60.00 pcm. **Example:** At £950 pcm, the fee is £427.50 or £76.00 pcm.

Portfolio Discounts

If you are bringing over a portfolio of properties, we can tailor our fees to suit your circumstances. Discounted rates may be available depending on the number of properties and the level of service required, and we would be happy to provide a bespoke quote.

Additional Charges

- Tenancy Set-Up Fee for an existing tenancy / variation: £300.00.
- Tenancy Deposit Service Fee: £50 plus scheme costs.
- Preparing Inventory / Schedule of Condition: from £120.00.
- Duplicate and testing of extra keys: £24 plus costs.
- Administration of NRL tax returns: £0 per annum.
- Issuing Notice of Seeking Possession: £150.00.
- Redirection of mail overseas: cost of postage.
- Maintenance Repair Limit: £200.00.
- Arranging gas safety check: £24 plus costs.
- Redress Scheme Registration Fee: TBC.
- Arranging electrical safety check: £24 plus costs.
- Caretaker of a property: £30 per visit during working hours.
- *Obtaining estimates and supervision of major works: 10% of cost of work over £600.00 inc. VAT.
- Energy Performance Certificate Admin Fee: £24.
- Hourly rate for other work: £40 per hour.
- Issuing Rent Increase notice: £24.



- Pre-letting Regulation Check: £50.00.
- Right to Rent Check: £24.
- Database Entry Fee: TBC.
- Pet Addendum Fee: £40.
- Check-in fee/interim inspections: £40.00 each.
- Check-out fee: from £50.00.
- For Tenant Find only / rent collection agreements, obtaining estimates and supervision of major works: 10% of cost of work.
- Rent Guarantee Insurance from £199pa.
- Eviction cover for the first 12 months from £120.

HMO Management and Block Management

We also offer HMO management; these are tailored to the level of service and the needs of each property.

We also provide block management, with fees quoted **bespoke to each building**.