



# Landlord Fees *And* Charges



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# Landlords

You will only pay our transparent fees for the service you choose.

The arrangement fee is a one off payment per tenancy which can be deducted from the first month's rent and which includes payment towards the cost of marketing your property, pre-qualifying applicants, accompanied viewings, tenant references, guarantor references (if applicable) ensuring compliance in respect of lettings legislation, all negotiations between parties to agree the tenancy and drawing up the tenancy agreement.

In the case of fully managed tenancies, arranging the schedule of condition/inventory and registering the tenancy deposit with the Deposit Protection Service.

It is always best to discuss your needs directly.  
Please contact the lettings team.



# Full Management Service

Arrangement Fee - £495 including VAT

Management Fee - 14.4% including VAT (12% plus VAT)

# Let & Rent Service

Arrangement Fee - £395 including VAT

Management Fee - 10.8% including VAT (9% plus VAT)



## Let Only Service

Fee equivalent to one month's rent including VAT, subject to a minimum fee of £450 (including VAT) and a maximum fee of £800 including VAT.

## Marketing Only Service

£150 including VAT (£95.83 plus VAT)



	Marketing Only Service	Let Only Service	Let & Rent Collection Service	Fully Managed Service
	Landlord marketing assistance service	Our Basic Service	For "hands on" landlords not wishing to deal with rent collection	Our Most Popular Service
View property and advise on potential rental income	✓	✓	✓	✓
Place advertisements and market the property	✓	✓	✓	✓
Shop Window Display	✓	✓	✓	✓
Provide free floor plan (preferred by tenants)	✓	✓	✓	✓
Carry out accompanied viewings	✗	✓	✓	✓
Regular Marketing and Progress feedback	✓	✓	✓	✓
Pass details of applicants to the landlord to process	✓	✗	✗	✗
Select suitable tenants	✗	✓	✓	✓
Take up tenant references	✗	✓	✓	✓
Draw up tenancy agreement and standing order mandate	✗	✓	✓	✓
Collect deposit and first month's rent and pay to the landlord	✗	✓	✓	✓
Produce full statement of account	✗	✓	✓	✓
Protect tenancy deposit with DPS	✗	✗	✗	✓
Provide a professional inventory/schedule of condition	✗	✗	✗	✓
Take meter readings at the start and end of tenancy	✗	✗	✗	✓
Arrange for transfer of utilities and council tax	✗	✗	✗	✓
Check tenants in and out of property	✗	✗	✗	✓
Deal with all rent issues/queries on behalf of landlord	✗	✗	✓	✓
Undertake periodic inspection visits	✗	✗	✗	✓
Arrange property maintenance and repairs in accordance with terms of Landlord/Agent contract	✗	✗	✗	✓



# Extra Services

(Can be purchased separately)

Carry out potential tenant references	£50 inc. VAT per person	Arrange and erect a TO LET board	£35 inc. VAT
Carry out potential guarantor references	£20 inc. VAT per person	Protect Tenancy Deposit with DPS	£50 inc. VAT
Provide a professional inventory/schedule of condition	£100 - £170 inc. VAT Depending on size of property and whether furnished or not	Liaise with contractors to organise gas safety certificates (the cost does not include the contractor charge)	£50 inc. VAT
Draw up tenancy agreement	£150 inc. VAT	Empty Property Visits	£30 inc. VAT
Property Inspections inc. full report to landlord (price per visit)	£75 - £125 inc. VAT (within 10 miles) 11 miles or over £125 inc. VAT	Serving Notices	£80 inc. VAT
Take meter readings & transfer utilities	£50 inc. VAT	Supplying copy documentation/statements and end of year tax reports	£10 inc. VAT
Check out report	£150 inc. VAT	Rent protection & legal expenses policy (12 months nil excess)	£299 inc. VAT
Legionnaires Disease Risk Assessment	£115 inc. VAT	EPC Advice	£50 inc. VAT
EPC Charge	£115 inc. VAT	EPC and advice charge	£199 inc. VAT
Court appearances	£75 inc. VAT p/h	Insurance claims	£75 inc. VAT p/h
Any other service outside our standard services above			£75 inc. VAT p/h

