

Landlord Fees

No VAT applicable on all fees

COSTS FOR MARKETING/PRE TENANCY FEES

LET FEE (LET Only Service) - 60% of one month's rent (subject to a minimum fee of £495)
LET FEE (Managed Service) - 50% of one month's rent (subject to a minimum fee of £495)
Inventory Fee - Up to a maximum of £200 (depending on size of the property and bedrooms)
Deposit holding fee and registration - £45

LEGAL REQUIREMENTS

Gas safety certificate - £85.00
EICR (includes up to 10 circuits) - £200
EICR Additional Circuits - £36.00
Pat Test (includes up to 10 appliances) - £60.00
Carbon monoxide monitor & Smoke Alarms - £65.00 (Includes 1 Smoke detector and carbon Monoxide monitor)
EPC - £75.00

OPTIONAL AND COMBINED COSTS

Gas Boiler service - £90
Combined Gas and boiler service - £150
Rent Guarantee Policy - £325.00

FEES DURING A TENANCY – (Managed service unless specified)

Management fee - 10% of each monthly rent
Renewal of Tenancy - £75 (Managed Service) and £100 (Let only Service)
Annual Landlords Statement - £30
HMRC quarterly Non Resident Landlords Statement - £100 Per quarter
Copy Statement - post £5.00
Court attendance - £30.00 per hour
Service of Notices - £50 Let only
Contractors Works - 10% of the total amount of works carried out which includes arranging works, follow up and supervision. If required.
Management takeover fee - £125

END OF TENANCY FEES

Check Out costs - Up to a maximum of £100 depending on the size and bedrooms