

Landlord Fees

Let Only

Sole Agency ~ 85% plus VAT of monthly rental (equates to 102% inclusive of VAT)

Multi Agency ~ 100% plus VAT of monthly rental (equates to 120% inclusive of VAT)

Rent Collection

9% of monthly rental plus VAT (equates to 10.8% including VAT)

£295 Initial Letting Fee plus VAT (£354 including VAT)

Premier Tenancy Management

12% of monthly rental plus VAT (equates to 14.4% including VAT)

£295 Initial Letting Fee plus VAT (£354 including VAT)

Additional Services

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| Pre-Check in Visit | £95 + VAT (£114) | £95 + VAT (£114) | Included |
| Check in tenant using inventory | £95 + VAT (£114) | £95 + VAT (£114) | Included |
| Check out tenant and arrange refund of security deposit | £125 + VAT (£150) | £125 + VAT (£150) | Included |
| Check out tenant and arrange refund of security deposit with parties present | £175 + VAT (£210) | £175 + VAT (£210) | Included |
| Disputes arising from tenants' deposit | £85 + VAT (£102) per hour or part of | £85 + VAT (£102) per hour or part of | Included |
| Maintenance Management (Up to £2,000) | Not Available | Not Available | Included |
| Rent increase advice and negotiation with tenant | £60 + VAT (£72) | £60 + VAT (£72) | Included |
| Service of Notices | £300 + VAT (£360) | £300 + VAT (£360) | £300 + VAT (£360) |
| Periodic visit and report | £95 + VAT (£114) | £95 + VAT (£114) | Included |
| Specific site visit and report | Not Available | Not Available | Included – up to 3 per annum |
| Rent Guarantee & Legal Expenses Cover | Not Available | Not Available | 3% of monthly rent + VAT (equates to 3.6% inc VAT) |
| Tenant/Guarantor Referencing Fee | £60 + VAT (£72) per person | £60 + VAT (£72) per person | £60 + VAT (£72) per person |
| Court/ First Tier Tribunal Attendance | £85 + VAT (£102) per hour or part of | £85 + VAT (£102) per hour or part of | £85 + VAT (£102) per hour or part of |
| Help to Register Landlord on PRS Database | £85 + VAT (£102) per hour or part of | £85 + VAT (£102) per hour or part of | £85 + VAT (£102) per hour or part of |

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| Photographic Inventory & Schedule of Condition | | | |
| Studio And 1 Bed | £120 + VAT (£144) | £120 + VAT (£144) | £120 + VAT (£144) |
| 2 Bed | £130 + VAT (£156) | £130 + VAT (£156) | £130 + VAT (£156) |
| 3 Bed | £140 + VAT (£168) | £140 + VAT (£168) | £140 + VAT (£168) |
| 4 Bed + | £150 + VAT (£180) | £150 + VAT (£180) | £150 + VAT (£180) |
| For fully furnished properties please add £60 + VAT (£72) to each of the fees | | | |

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| Gas safety check by GAS SAFE registered engineer: | | | |
| Boiler Only | £95 + VAT (£114) | £95 + VAT (£114) | £95 + VAT (£114) |
| Boiler and 1 appliance | £105 + VAT (£126) | £105 + VAT (£126) | £105 + VAT (£126) |
| Boiler and more than 1 appliance | Price on application | Price on application | Price on application |
| Boiler service at the time of Gas Safety Check | £50 + VAT (£60) | £50 + VAT (£60) | £50 + VAT (£60) |
| N.B. If warm air heating please add cost of Boiler Service to the cost of Gas Safety Check | | | |

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| Electrical Inspection Condition Report (EICR): | | | |
| Up to 6 Circuits (this covers most standard 1-3 bed properties) | £300 + VAT (£360) | £300 + VAT (£360) | £300 + VAT (£360) |
| Additional circuits (per circuit) | £30 + VAT (£36) | £30 + VAT (£36) | £30 + VAT (£36) |

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| Energy Performance Certificate (EPC) & Floorplan | £135 | £135 | £135 |
| Smoke/ Carbon Monoxide Alarm | £50 + VAT (£60) | £50 + VAT (£60) | £50 + VAT (£60) |
| Legionella Risk Assessment | £150 + VAT (£180) | £150 + VAT (£180) | £150 + VAT (£180) |

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| Rental Valuation in writing for mortgage purposes: | | | |
| Based on comparables | £60 + VAT (£72) | £60 + VAT (£72) | £60 + VAT (£72) |
| Including visit to property | £105 + VAT (£126) | £105 + VAT (£126) | £105 + VAT (£126) |
| Client Money Protection is provided by: Propertymark. Scheme Ref: C0004950 | | | |
| Independent redress is provided by: The Property Ombudsman (TPO). Membership Number: N00488 | | | |

Prices may be altered without prior notice. Correct as at 04 2026