

Landlord Fees

ALL PRICES ARE INCLUSIVE OF VAT

Guaranteed Rent	If you are renting your property to us on the Guaranteed Rent Service, we will not charge you any fees at all.
Standard Set Up Fee – Fully Managed and Rent Collection - £420 - £600	When you first instruct us on either Fully managed, management Lite or rent collection basis we charge a set up fee of £420- £600 depending on the size of the property. This covers all the cost of advertising, finding a tenant, compiling the inventory and drawing up agreements etc. The Set Up Fee is payable each time you relet the property.
Standard Monthly Commission Fully Managed 12%	We charge a monthly commission for the ongoing management of your property, includes repair co-ordination, account management, regular inspections and tenant liaison.
Standard Monthly Commission Management Lite From 9.6%	We charge a monthly commission for the ongoing management of your property, includes account management, regular inspections and tenant liaison. This service can be tailored to suit.
Standard Monthly Commission Rent Collection 7.2%	We charge a monthly commission for the ongoing rent collection. This includes provision of rent statements.
Standard Tenant Find Charges – £600 to £780	If you simply want us to find a tenant for your property, we will charge you a one-off fee. These vary depending on size of the property, for 1-2 bed properties the charge is £600 , for 3-4 bed properties the charge is £690 and for 5 bed + the charge is £780. This fee covers all the cost of advertising, finding a tenant, compiling the inventory and drawing up agreements and overseeing the move in. If you want us to register the deposit on your behalf there is a further £48 deposit registration fee payable
Renewal Fee – £48	If you are happy to renew the tenancy, we charge you a Renewal Fee of £48, payable prior to the tenant signing a new fixed term agreement.

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Check-Out Fee - From £72 to £200	At the end of a tenancy, we will inspect the property and provide a condition report. Cost will be dependent on the size of the property. 1-2 bed £72, 3-4 bed £90, 5 bed plus from £120
Check Out Dispute Resolution – From £72	We will provide the relevant deposit scheme with the evidence in the case of any dispute. Amount charged will be dependent of level of involvement needed.
Tenancy Agreement Supply - £48	We will draft and provide a tenancy agreement and associated tenancy documentation.
Inventory – From £200	We will compile a detailed inventory of your property for you and your tenant. Cost is dependent on the size of the property.
Periodic Inspection - £72 - £90	If you manage your property, you may from time to time want it inspecting. We will inspect your property and provide you with a report.
Service of Notices - £72	We will draft and serve legal Notices on your tenant for tenancy breaches or change in tenancy terms.
Court Applications - £150 + Court Fee	We will complete the application form and associated paperwork and file with the County Court.
Submission of Evidence in Case of Counter Claim – From £120	Responding to counter claim and submission of evidence to the County Court. The rate charged will be dependent on the level of involvement required in gathering and submitting evidence/responses
Attendance at County or Housing Court £120 first hour £75 per hour thereafter	Attendance and support at County or Housing Court with property owner. Charge is made per time taken
Eviction Application - £100 + Court Fee	We will complete the application form and associated paperwork and file with the County Court.

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Arrears Letter 1 & 2 - £42 per letter	We will draft and serve Arrears letters on your tenant.
Attendance at Eviction – from £180	We will notify the tenant of the eviction date, contact the Bailiff, arrange for a locksmith and attend the eviction with the Bailiff and return the property to you with Vacant Possession.
Preparation of Tenant Schedule of Rent - £72 per year of tenancy	We will devise the tenant statement from bank statements and/or receipts.
Tenancy Review – From £180	We will audit the existing tenancy by reviewing existing records and documentation.
Block Management– From £180 per unit per annum.	Price will depend on service required and extent of work involved.
Fire Risk Assessment and safety audit – From £360	Assess each common part for hazards and produce a Fire Risk Assessment for each block.
Implementing requirements of Fire Risk Assessment – From £240 per block	Depending on the size and the initial Fire Risk Assessment.
Legionella Risk Assessment Initial Assessment £60 Review £36	We will carry out an assessment of your property to ensure it complies with the legal requirements on providing clean wholesome water. Where it is an indirect heating system a suitably qualified person is needed, and this will be outsourced to a contractor who will charge their own rates.

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Administration Fee 12% of invoice total	Where we are not contracted to provide repairs and maintenance and we are requested to do so we will charge a 12% (VAT included) administration charge onto the contractor's invoice amount.
Major works (classed as works over £2,500) Administration Fee 12% of invoice total	Where we are asked to organize works to your property that amount to over £2500 in total, we will charge a 12% (VAT included) administration charge onto the contractor's invoice amount.
Statutory Declaration via solicitors for deposit declarations £24	Where due to the failure of Tenants to respond to deposit claims or where a claim is disputed, and we are required to swear a statutory declaration then we charge a fee for attendance at the solicitors and completing the swearing on oath process. This £24 which includes the solicitors charge
Out of Hours attendance at emergencies and events from £48 per hour	Where we are required to attend an out of hours (after 6pm and before 9am) emergency at a property with emergency services/ a contractor/ tenant or Landlord then we charge for the staff time this entails. We charge an hourly rate of £48 which starts from the time we receive notification that our involvement is required.
Energy Performance Certificate £85	Where we organize an E.P.C. to be carried out your property we charge £85
Landlord Sanction Checks (Each New Tenancy) £25.00 Inc of VAT	Additional charge per tenancy to cover landlord sanction checks.