

Landlord Fees

ALL PRICES ARE INCLUSIVE OF VAT unless stated April 2026

Guaranteed Rent	If you are renting your property to us on the Guaranteed Rent Service, we will not charge you any fees at all. (sanctions check excluded).
Standard Set Up Fee – Fully Managed and Rent Collection - £480 - £720	When you first instruct us on either Fully managed, management Lite or rent collection basis we charge a set up fee of £480- £720 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% of rent receivable	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, one property inspection per annum 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 – £720 to £960	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 £720 , for 3-4 bed properties the charge is £840 and for 5 bed + the charge is £960. 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.
Check-Out Fee - From £240 to £480	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 £240 3-4 bed £360, 5 bed plus from £480 , mileage charge beyond 5 miles 65p per mile

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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 - £72	We will draft and provide a tenancy agreement and associated tenancy documentation.
Inventory – From £240 up to £480	We will compile a detailed inventory of your property for you and your tenant. Cost is dependent on the size of the property. 1-2 bed £240 3-4 bed £360, 5 bed plus from £480 , mileage charge beyond 5 miles 65p per mile
Standard Rent Review £144 Enhanced Rent review to Appeal Board from £210	We would carry out a rent review of your property undertaking research to build comparison evidence, complete the prescribed legal form, serve legal notice on your tenant. If the notice is appealed by the tenant then the enhanced review we would submit evidence to the First-Tier Tribunal in response to the tenant’s submission.
Service of Notices - £96	We will draft and serve legal Notices on your tenant for tenancy breaches or change in tenancy terms.
Court Applications - £240 + 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 £160	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 £150 first hour £75 per hour thereafter	Attendance and support at County or Housing Court with property owner. Charge is made per time taken.

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Arrears Letter 1 & 2 - £60 per letter	We will draft and serve Arrears letters on your tenant. (self managing Landlords only)
Attendance at Eviction – from £216	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. Fee applies across all services
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 £216	We will audit the existing tenancy by reviewing existing records and documentation. Determine what needs to be done to be compliant
Periodic Inspection - £96 - £120	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. This will include from 1 st May reference to Decent Homes Standards and Ayabs Law
Administration Fee 18% of invoice total	Where we are not contracted to provide repairs and maintenance, and we are requested to do so we will charge a 18% (VAT included) administration charge onto the contractor's invoice amount.
Energy Performance Certificate £120	Where we organize an E.P.C. to be carried out your property we charge £120.
Landlord Registration £48 per person	It will be a Legal requirement for Landlords to be on a National Landlords database and be registered with The Property Ombudsman from October 2025
Property Ombudsman registration £72 per person	we can facilitate this for you. We will set up the landlord on the national landlords database and registration with the Property ombudsman

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Legionella Risk Assessment Initial Assessment £72 Review £48	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.
Statutory Declaration via solicitors for deposit declarations £36	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.
Out of Hours attendance at emergencies and events from £50per hour to £90 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 £50 which starts from the time we receive notification that our involvement is required. Senior staff/Director £90 per hour
Annual Anti-Money Laundry UK Sanctions checks £25 per person	From 14 th May 2025 it is a legal requirement to check all Landlords Tenants & Leaseholders annually on the UK official sanctions list. Sanctions checks are intended to prevent individuals or businesses involved in criminal or high-risk activity from entering into contracts- including tenancy agreement.
Rent Guarantee and Legal Protection Insurance from £28 per month	If you are using our Fully managed or management Lite service you can adjoin our TPFG rent protection insurance policy
Statements for Making Tax Digital £30 per quarter £120 per annum	We can provide in conjunction with our partner organization Provestor quarterly returns to HMRC that include your rental income as well as your other personal income. This currently applies to Landlords earning over £50,000 annually from combined incomes sources in 2026/27 and £40,000 form 2027/28

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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.
Block Management– From £300 per unit per annum.	Price will depend on service required and extent of work involved.
Block Management Additional Fees	A full list of Block Management fees chargeable by Northwood and our partner organization will be supplied with any proposal for management that we are asked to quote upon.
Fire door inspections in blocks of flats	£275 base fee and £15 per door.
Fire Risk Assessment and safety audit – From £360	Assess each common part for hazards and produce a Fire Risk Assessment for each block. 1-6 units £360 7-24 units £480 25 plus price on application.
Implementing requirements of Fire Risk Assessment – From £360 per block	Price will depend on the size and the initial Fire Risk Assessment.