

Landlord Fees Schedule

OUR FEES FOR LETTING AND PROPERTY MANAGEMENT SERVICES

This schedule sets out the fees we charge landlords for our letting and property management services. All fees include VAT where applicable. There are no hidden charges.

SERVICE	FEE	WHAT'S INCLUDED
Let-only service	75% of the first month's rent	Includes property marketing, viewings, tenant referencing, tenancy agreement and check-in (free of charge).
Full management service	10% of the monthly rent (including VAT)	A comprehensive management service (see details below).
Rent collection service (non-managed properties)	5% of the monthly rent (including VAT)	Collection of rent and transfer to landlord.
Inventory	£120 (including VAT)	Professional inventory report at the start of the tenancy.
Check-in fee	No charge	Included free of charge with our let-only service.
Renewal fee	No charge	We do not charge a renewal fee.
Property inspections	Included	Regular property inspections are included in our full management service.
Contractor/maintenance handling fee	Included	Arranging and managing routine and emergency maintenance is included in our full management service.
Additional visits/administration	Included	Additional property visits and general administration relating to the tenancy are included in our full management service.
End-of-tenancy fees	Included	End-of-tenancy management is included in our full management service.
Marketing/photography	Included	Property marketing, including professional photography, is included in our full management service.

FULL MANAGEMENT SERVICE INCLUDES

- Property marketing and professional photography
- Viewings and tenant referencing
- Preparation of tenancy agreement
- Rent collection and regular transfers to landlord
- Ongoing property management
- Regular property inspections
- Co-ordination of maintenance and contractor works
- End-of-tenancy management
- Dedicated support throughout the tenancy

IMPORTANT INFORMATION

- All fees include VAT where applicable.
- There are no renewal fees.
- Any other services not listed above will be discussed and agreed in advance.
- Fees are deducted from rent received (for managed and rent collection services) or invoiced separately where applicable.
- This fee schedule applies to new instructions from 1 May 2025 and reflects changes introduced by the Renters' Rights Act 2025.

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