



## Fees List (\* price may vary depending on tradesman's cost)

Price Inc VAT

### a) Landlord Fees Managed

Price Inc VAT

<b>Mail Forwarding</b>	<i>Mail forwarding (collated into 1 package)</i>	£6
<b>Initial Setup</b>	<i>Photographs, AST, particulars, setup accounts etc</i>	£250
<b>Full Management</b>	<i>Sit back and relax... we do it all for you</i>	12%
<b>Full Management (Military Discount)</b>	<i>We do it all for you - you deserve your discount</i>	10.8%
<b>Non-Routine Maintenance</b>	<i>Unusual maintenance - see full terms</i>	£30/half hour
<b>Part Management</b>	<i>We do it all except you organise maintenance</i>	9.6%
<b>Initial Consultation</b>	<i>Free visit to you and full lettings consultation</i>	Free
<b>Rental Valuation</b>	<i>Free visit to your rental property and written value</i>	Free
<b>Renewal Fee</b>	<i>Renew the fixed term of an existing tenancy</i>	£60
<b>Duplicate documents</b>	<i>Fee for producing duplicate documents, statements</i>	£18
<b>Management Pack</b>	<i>Provision of information/documents r.e property sale</i>	£90

### b) Landlord Fees Self-Managed

Price Inc VAT

<b>Property Inspection</b>	<i>The most crucial aspect of ongoing management!</i>	£95
<b>Assured Shorthold Tenancy</b>	<i>Correctly drafted tenancy agreement</i>	£90
<b>Tenancy Health Check</b>	<i>A safety check of all your rental administration</i>	£95
<b>Property Advertising</b>	<i>Advertising and basic vetting - you do the rest</i>	£60
<b>Property Photographs</b>	<i>High quality property photos that look great in ads</i>	£90
<b>Tenancy Check-In</b>	<i>Get the tenancy off on the right start</i>	£95
<b>Tenancy Check Out</b>	<i>Don't get complacent at the end. We'll get it right!</i>	£95
<b>Serving Notice</b>	<i>Correctly served notice in accordance with S21</i>	£95
<b>Lettings Only</b>	<i>Photos, Marketing, viewings, vetting and check-in</i>	£495

## Item

Last Updated  
21/04/2021

<b>Initial Consultation</b>	<i>Free visit to you and full lettings consultation</i>	Free
<b>Rental Valuation</b>	<i>Free visit to your rental property and written value</i>	Free

### c) Landlord Fees General

Price Inc VAT

<b>Inventory (unfurnished)</b>	<i>A fully comprehensive, photographed inventory</i>	Variable
<b>Inventory (Furnished)</b>	<i>A fully comprehensive, photographed inventory</i>	Variable
<b>Lodger Agreement</b>	<i>Agree some terms and house rules with your lodger</i>	£60
<b>Company Let</b>	<i>Used if a Company will be the Tenant</i>	£300
<b>Common Law Tenancy Agreement</b>	<i>Used for Resident landlords and Company Lets</i>	£180
<b>Buy-To-Let Investment advice</b>	<i>Consultation on the do's and don't, rental yield etc.</i>	£180
<b>Buy-To-Let Search</b>	<i>Don't have time to look for a BTL? We'll do it.</i>	Speak to us
<b>Landlord's House Pack</b>	<i>Property info, details, instruction manuals all bound</i>	£60
<b>Empty Property Inspection</b>	<i>Eg; visit to satisfy insurance requirements</i>	£30
<b>Deposit Dispute Resolution</b>	<i>Mediation and processing supporting evidence</i>	£30/half hour
<b>Pre-tenancy refurbishment</b>	<i>Full project management of your refurb-to-let</i>	Speak to us
<b>Repossession Proceedings</b>	<i>Obtaining Court Order after Notice has expired</i>	£30/half hour
<b>Court Appearance</b>	<i>Daily rate and hopefully not required often (if at all!).</i>	£300
<b>Statutory Declaration</b>	<i>A witnessed statement relating to deposit disputes</i>	£60

### e) Tenant Fees

Price Inc VAT

<b>Tenancy Alteration</b>	<i>Tenants request to alter existing AST</i>	£50
<b>Tenant Default Fees</b>	<i>Lost keys or other security devices</i>	£50

### f) Landlord Penalty Fee

Price Inc VAT

<b>Storage of Items</b>	<i>Storage for abandoned items (per week)</i>	£15
<b>Removal Of Items</b>	<i>To remove up to three abandoned items</i>	£108

### h) HMO Management Fees

Price Inc VAT

<b>Room setup</b>	<i>Setup/transfer fee for any untenanted room or room in arrears</i>	£150
<b>HMO Room Inventory</b>	<i>Mini inventory per room</i>	£60
<b>HMO Management Fee</b>	<i>8% - 12% depending on HMO property type</i>	Variable
<b>Transfer fee</b>	<i>Transfer of tenanted HMO room to our mgmt (no arrears)</i>	Free

## i) Maintenance and trades Fees (typical fees - fees may vary)

Price Inc VAT

<b>EPC 1 - 2 bedroom property*</b>	<i>Energy Performance Certificate for 1 - 2 bed</i>	£65
<b>Gas Safety Check*</b>	<i>Safety Check and Service</i>	£85
<b>Electrical Safety Check (EICR)*</b>	<i>Electrical Installation Condition Report</i>	£125
<b>Boiler Service*</b>	<i>Oil or Gas Boiler Service by one of our tradesman</i>	£85
<b>EPC 3 - 4 bedroom*</b>	<i>Energy Performance Certificate for 3 -4 bed</i>	£85
<b>Electrical Safety Check - Large (EICR)*</b>	<i>Electrical Installation Condition Report (large home)</i>	£175
<b>EPC 5+ bedroom*</b>	<i>Energy Performance Certificate for 5+ bed property</i>	£102
<b>Legionella Risk Assessment*</b>	<i>Legionella Risk assessment (and advice to tenant)</i>	£90
<b>Chimney Sweep*</b>	<i>Sweep (1 appliance) by one of our regular sweeps</i>	£60
<b>General Cleaning</b>	<i>Estimate provided based on room numbers/size</i>	Variable