

Landlord Fees & Additional Charges Schedule

Legal Requirements

Gas Safety Inspection and Certificate	£90.00 Inc. Vat (£75.00+Vat)
Gas Safety Inspection, Certificate and Boiler Service	£126.00 Inc. Vat (£105.00+Vat)
Smoke Alarm & Carbon Monoxide Alarm	£30.00 Inc. Vat (£25.00+Vat) Each
Electrical Installation Condition Report (EICR)	From £144.00 Inc. Vat (£120.00+Vat)
Legionella Risk Assessment (If Requested)	From £144.00 Inc. Vat (£120.00+Vat)
Energy Performance Certificate (EPC)	£84.00 Inc. Vat (£70.00+Vat)

Avoidable Costs

Obtaining Head Lease and/or clarification of ownership via The Land Registry	£6.00 Inc. Vat (£5.00+Vat)
Key Cutting	£12.00 Inc. Vat (£10+Vat) in addition to key cost

Letting Fees

Finding and installing a Tenant	£594.00 Inc. Vat (£495.00+Vat)
Monthly Management Commission	12% Inc. Vat (10%+Vat)
Referencing Fee (cost for 2 Applicants)	£120.00 Inc. Vat (£100.00+Vat)

Inventories / Checkout

Inventory on one bedroom property	From £140.00 Inc. Vat (£116.67+Vat)
Inventory on two bedroom property	From £155.00 Inc. Vat (£129.17+Vat)
Inventory on three bedroom property	From £175.00 Inc. Vat (£145.83+Vat)
Inventory on four bedroom property	From £200.00 Inc. Vat (£166.67+Vat)
Inventory on five bedroom property	From £230.00 Inc. Vat (£191.67+Vat)

Accounts

Providing an Annual Statement for Tax Assessment	£42.00 Inc. Vat (£35.00+Vat)
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Miscellaneous

Court/Bailiff Attendance (First Two Hours)	From £114.00 Inc. Vat (£95.00+Vat)
Court/Bailiff Attendance (For Each Additional Hour)	From £42.00 Inc. Vat (£35.00+Vat)
Waiting at Property (per hour)	From £42.00 Inc. Vat (£35.00+Vat)
Dealing with Deposit Disputes Submissions	From £60.00 Inc. Vat (£50.00+Vat)
Solicitor Statutory Declaration Fee Required For Deposit Return to Landlord	£15.00 Inc. Vat (£12.50+Vat)
Withdrawal Fee (within initial marketing period where no Tenant has been found)	£180.00 Inc. Vat (£150.00+Vat)
Rent Protection Cover	From £322.80 Inc. Vat (£269.00+Vat)
Tenant Eviction Cover (must be ordered prior to referencing - see information sheet)	£210.00 Inc. Vat (£175.00+Vat)
Service of Section 13 Notice (notice to increase rent on a periodic tenancy)	£54.00 Inc. Vat (£45.00+Vat)
Renewal Fee (to include rent review and updated tenancy agreement)	£114.00 Inc. Vat (£95.00+Vat)
Other	