

What We Charge

New Tenancy Fee £450.00 inc VAT*

Charged for all tenancies whichever Management option you Choose

Includes:

- New Tenancy Negotiation
- Referencing For Up To 3 Tenants or Guarantors
- Additional References (£48.00 Inc VAT)
- Propertymark Approved Tenancy Agreement (Where Applicable)
- Registering Tenants with Council Tax and Utility Companies
- Government Right to Rent Checks, tenants UK Government sanctions checks
- Property Compliance Check Including Homes fit for Human Habitation
- Landlord AML checks and UK Government sanctions checks (compulsory from 1st May 2025)

*Discounts may be available on re-letting where tenants terminate agreements within the first 12 months under the Renters Rights Act.

Marketing Package £230.00 inc VAT

FREE with Fully Managed and Rent Collection Options

Can Include a combination of:

- Professional Photography
- Professional Copywriting
- Advertising On Property Portals
- Social Media
- Accompanied Viewings and regular feedback
- To Let Board

Management Options

Fully Managed Service 12% inc VAT (10%)

Includes:

- Rent Collection
- Registration Of Deposit With TDS
- Tri Annual Property Inspections and Reports
- Annual Tax Statements
- Monthly Itemised Statements
- Co-Ordination Of Maintenance and Repairs
- Contractor Payments
- Inventory & Schedule of Condition
- End Of Tenancy Checkout
- Post Tenancy Claim Negotiations
- Arrears Management
- Service Of Notices (excluding section 13 notices)

Compliance and Rent Collection Service 10.8% inc VAT (9%)

- Rent Collection
- Registration Of Deposit With TDS
- Annual Tax Statements
- Monthly Itemised Statements
- Arrears Management
- Service Of Notices (excluding section 13 notices)

Let Only Service 3 weeks rent Minimum £680.00 inc VAT

- Includes Our New Tenancy Fee and Our Marketing Package
- Additional Service Available on Request

Additional Services

Inventory & Schedule of Condition up to 3 beds	£144.00*
Inventory & Schedule of Condition over 3 beds *included For Fully Managed service	£216.00*
Rent Guarantee and Legal Protection	
For rents up to £1,499 per month (inc VAT)	£39.50 per month
For rents from £1,500-£1,999 per month (inc VAT)	£41.50 per month
For rents from £2,000-£2,999 per month (inc VAT)	£49.50 per month
For rents over £3,000 3.5% of the monthly rent Inc VAT)	
Rent Review and service of section 13 notice (applicable only if rent increased)	£120.00
Preparation of Rent Appeal Statement (for first Tier Tribunal If required)	£48.00
Registration Of Deposit With TDS (let Only Tenancies)	£48.00
Provision Of EPC	£95 - £180.00
Quarterly Non-UK Resident Tax Payment to HMRC	£48.00
End Of Tenancy Checkout report and Deposit release negotiation Up to 3 Beds	£144.00*
End Of Tenancy Checkout report and Deposit release negotiation Over 3 Beds (*Included with Fully Managed Service)	£216.00*
Attendance At Court or Tribunal (or part therefore)	£384.00 Per Day
Additional Property Visits Including Baillif visit (at Landlords request)	£48.00
Preparation of TDS Dispute (or part therefore)	£48.00 Per Hour
Additional Services (or part therefore)	£48.00 Per Hour
Progressing Insurance Claims (or part therefore)	£48.00 Per Hour
Arranging Gas Safety/EICR (Rent Collect or Let Only services)	£36.00
Arranging contractor visit (Rent Collect or Let Only services)	£36.00
All fees quoted inclusive of VAT	