Landlord Fee List

Landlord Fees - Find a Tenant Only	Fee
Set-Up Fee	55% of the first month's rent. A minimum of £300 applies
Prepare and Issue Tenancy Renewal Document Fee	£100
Inventory, Checkout Report & Register Deposit	£150

Landlord Fees - Fully Managed Service	Fee
Set-up Fee	55% of the first month's rent. A minimum of £300 applies.
Standard Commission	10% of monthly rent
Renewal Fees Per tenancy. Contract negotiation, amending terms and arranging for signing another tenancy agreement	£50

Additional Fees & Charges

Arranging Health & Safety Regulation - These do not include cost of performing the assessments	Fee
Energy Performance Certificate (EPC)	£20
Gas Safety Certificate	£20
Electrical Installation Condition Report (EICR)	£20
Portable Appliance Testing (PAT)	£20
Legionella Risk Assessment	£20
Installing smoke alarms and carbon monoxide detectors	£20 per alarm

Other Landlord Tenancy Fees	
Landlord Withdrawal Fee To cover costs, should the landlord withdraw the tenancy before it has started	£80
Additional Property Visits Should the landlord request extra property visits to those agreed in their existing Terms of Business	£50
Rent Review Fees	£60
Landlord Withdrawal Fees Should the landlord continue to let to the existing tenant introduced by the agent (not applicable to Find a Tenant only services).	2 month notice and 3 months management fee
Arrangement Fees for work/refurbishment over £500 Obtaining quotes and meeting with contractors, arranging access and ensuring work has been carried out. Retaining any resulting warranty or guarantee.	5% of net cost
Fees for the Services of legal notices (Section 8 or Section 21) Only applicable to Find a Tenant Only Services	£70 per notice

Financial Charges	
Submission of non-residents landlord receipts to HMRC Under the Non-Resident Landlord Scheme, remit and balance the financial return to HMRC quarterly and annually	£90
Any HMRC Reporting Fees Responding to any queries relating to either the quarterly or annual return from either the landlord or HMRC	£50 per request