

RESIDENTIAL LETTING AGENCY FEES

Standard Landlord Fees

All services are inclusive of VAT

Service Type	
Tenant Find Only (TFO)	10% of the rent due for the term of the initial tenancy agreement
Tenant Find & Rent Collect (TFR)	12% of the rent due for the initial term of the tenancy and any extension of that tenancy, payable annually in advance
Tenant Find & Property Management (TFP)	17.5% of the monthly rent for the initial tenancy and any extension of that tenancy

Administration Fees	
Set Up Fee – All Service Types	£318 The cost for considering the application, application to Land Registry for proof of ownership, top tier of referencing for the first tenant to include legal cover for possession of the property should the tenant ever default on the rent, preparation of the tenancy agreement and all other legally required paperwork and deposit registration
Additional referencing for tenants and guarantors to include legal cover for repossession of the property should the tenancy default on the rent	£60 per additional tenant or guarantor
Renewal Fee	£120 or reduced to £60 where the tenancy becomes periodic after the initial term

Continued

Standard Landlord Fees (*continued*)

All services are inclusive of VAT

Service Type	
Deposit Registration TFO and TFR only	£60 per annum in advance
Deposit Release Process TFO and TFR only	£300 at the end of the tenancy to manage the deposit release process and any formal dispute that arises
Inventory make, check in and check out reports	Cost dependent on size of property, furnished/ unfurnished
Gas Safety Checks	£108 inc VAT
EICRs (Electrical Installation Condition Reports)	£216 – £300 inc VAT 1 – 3 beds
Arranging EPCs	£120 inc VAT
Rent Guarantee Protection	£360 inc VAT
Court Appearances	£90 per hour
Major Refurbishments	10% of net cost
Insurance Claims	10% of net cost
Vacant Property Management	On Request

If you require a service not listed above please enquire directly and we will be very happy to help you.