Landlord Charges

The fees outlined below are to be used as a guide as our service and costs are property specific. Please contact us for a specific fee structure in relation to your property.

Lettings Services	Fee ex VAT	Total inc VAT
Tenancy Set Up	£250 + VAT	**£300.00**
Referencing Fee	£25 + VAT	**£30.00**
Guarantor Referencing Fee	£25 + VAT	**£30.00**
Inventory and Schedule of Condition	Studio - £40.00 + VAT 2 Bed - £50.00 + VAT 3 Bed - £60.00 + VAT	**£48.00** **£60.00** **£72.00**

Management Services	Fee ex VAT	Total inc VAT
Management Fee	**A maximum of 12% inclusive of VAT**	
Deposit Registration / Management Fee	£25.00 + VAT	**£30.00**
Zero Deposit Registration Fee	£25.00 + VAT	**£30.00**
External Procurement Fees	12.5% + VAT on any external fee	**15% on any external fee**
Additional Services (if required)		
Landlord License Registration Fee **(applies to certain UK cities)**	12.5% + VAT on the costs of the registration fee from the Council	**15% on the costs of the registration fee from the Council**
Landlord License Compliance Fee	£99.00 + VAT	**£118.80**
NRLT Administration Fee	£100.00 + VAT per tax year	**£120.00**
Court Attendance	£200.00 + VAT per day + travel expenses	£240.00 per day + travel expenses
Contract Amendments	£200.00 + VAT per hour	**£240.00 per hour**
Check Out Fee – (Including but not limited to checkout report, deposit deduction and facilitating clean/remedial works)	£20.00 + VAT	**£24.00**

Lettings Services	Fee ex VAT	Total inc VAT
EPC	£99.00 + VAT	**£118.80**
EICR	£180.00 + VAT	**£216.00**
Gas Safety (If applicable)	£75.00 + VAT	**£90.00**
PAT	£60.00 + VAT	**£72.00**
Smoke Alarms	£20.83 + VAT	**£25.00**
Carbon Monoxide	£33.33 + VAT	**£40.00**