

LANDLORD FEES AND CHARGES FROM 1st APRIL 2024

All fees and charges are plus VAT	FIND A TENANT 7% PLUS VAT	FIND A TENANT AND COLLECT RENT 8% PLUS VAT	MANAGED 10% PLUS VAT	MANAGEMENT PLUS 12% PLUS VAT
SET UP FEE	£250	£200	£175	£100
ANNUAL RENEWAL REVIEW	£150	£100	£75	£50
TO LODGE A DEPOSIT	£75	£50	NO FEE	NO FEE
PER TENANT REFERENCING	£20	£15	£10	NO FEE
CHECK IN AND CHECK OUT/INVENTORY	Landlord pays	Landlord pays	Landlord pays	Landlord pays for check in and inventory NO FEE for check out
END OF TENANCY DISPUTE	£400	£300	£150	£100
RENT PROTECTION (UNLESS YOU OPT OUT)	£400 (upfront) (subject to eligibility) unless notified otherwise	£400 (upfront) (subject to eligibility) unless notified otherwise	£40 per month (subject to eligibility) unless notified otherwise or £400 upfront	£35 per month (subject to eligibility) unless notified otherwise or £350 upfront
SIX MONTHLY INSPECTIONS	£50 per inspection, if required (monies upfront)	£50 per inspection, if required	£40 per inspection (additional inspections £40 each)	£30 per inspection (additional inspections £20each)
FORMAL WRITTEN LETTERS	N/A	N/A	£30 per letter i.e noise complaints, warnings etc (does not include emails)	NO FEE
HMO APPLICATION	N/A	N/A	£250	£200
ARRANGE AN EPC PLUS CONTRACTORS COST	£30	£30	NO FEE	NO FEE
ARRANGING A GAS SAFETY CERTIFICATE AND TEST PLUS CONTRACTORS COST	£30	£30	NO FEE	NO FEE
ARRANGING AN ELECTRICAL TEST AND CERTIFICATE PLUS CONTRACTORS COST	£30	£30	NO FEE	NO FEE
ADDITIONAL RIGHT TO RENT CHECKS	£10	£10	£10	NO FEE
TO DEAL WITH A MANAGEMENT COMPANY REGARDING ISSUES AT A PROPERTY 21 DAYS AFTER THE EVENT HAS OCCURRED	N/A	N/A	£1000	£750
ANNUAL INCOME AND EXPENDITURE REPORT	£100	£100	£100	£100

N.B – Please note you are not eligible for rent protection if the tenants have not passed referencing.