Allan Morris
estate agents

LANDLORD FEE SCHEDULE (Inclusive of VAT)

Fully Managed Service

Set Up Fee - 60% of the first month's rent (minimum fee £300 this applies to properties with a monthly rental value of below £500 pcm)

Management Fee 12% of the gross monthly rent

Tenant Referencing - payable in 3 instalments - Single applicant £240, two or more applicants £300

Deposit Registration £60

Inventory - 3 beds or less £55 – 4 beds or more £65

Let Only Service

Set Up Fee - 90% of the first month's rent (minimum fee £300 this applies to properties with a monthly rental value of below £500 pcm)

Tenant Referencing - Single applicant £240, two or more applicants £300

Deposit Registration - £60

Inventory - (optional but recommended & payable in advance) - 3 beds or less £55 – 4 beds or more £65

Additional Services

Energy Performance Certificate (EPC) - £66
Gas Safety Certificate - £111 **Gas Safety Certificate + Service** - £129
Electrical Installation Condition Report (EICR) From - £150 for a two bed property £200 for a three bed
Portable Appliance Testing - (price on application)
Legionella Risk Assessment Report – (price on application)

Tenancy Renewal - £120

End of Tenancy Check out Inspection Report – 3 beds or less - £27.50 - 4 beds or more £32.50