

## LANDLORD FEE SCHEDULE (Inclusive of VAT) revised edition May 2026

### Fully Managed Lettings Service

**Set Up Fee** - 60% of the first month's rent.

**Management Fee** 12% of the gross monthly rent

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

**Check in Inventory** 3 beds or less £55 – 4 beds or more £65

**Deposit Registration** £60

**Issue of Section 13 "rent increase":** £60 inc vat

**End of tenancy check out report:** 3 beds or less - £27.50 - 4 beds or more £32.50

**Issue of Section of section 8 "notice to vacate" Under grounds 1 or 1A only:** £120 inc vat for managed properties. (All other grounds will require you to seek legal advice)

### Let Only Lettings Service

**Set Up Fee** - 90% of the first month's rent.

**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

**End of tenancy check out report** (optional) 3 beds or less - £27.50 - 4 beds or more £32.50

**Issue of Section 13 or Section 8 notices:** These services are **NOT** available to Let Only Landlord's

### Additional Services

**Energy Performance Certificate (EPC)** - £66

**Gas Safety Certificate + Service** - £138

**Electrical Installation Condition Report (EICR)** From - £168 for a 2/3 bed property £200 for a 4 bed

**Portable Appliance Testing** - (price on application)

**Legionella Risk Assessment Report** – (price on application)