



## Scale of Landlord & Tenant Charges - From 16th August 2025

Service	Fully Managed Service 13.5% (11.25% + VAT) of the rent received, deducted by the Agent + new tenancy set up fee of £490 (£408.33 + VAT)*	Tenant Find Service 90% of the first month's rent (75% + VAT) payable for each letting subject to a minimum charge of £840 (£700 + VAT)*
Property Compliance, HHSRS, Pre-Tenancy Works Inspection	✓	✓
Right to Rent Checks	✓	✓
Right to Rent Renewal	✓	✗
Politically Exposed Persons & Sanctions Checks	✓	✓
Politically Exposed Persons & Sanctions Renewal	✓	✗
Professional Tenant Referencing	✓	✓
Anti-Money Laundering Checks (Where Required)	✓	✓
Land Registry Ownership Checks (Where Required)	✓	✓
Check In	✓	✓
Rent Collection, Arrears Chasing, Monthly Statements	✓	✗
Duplicate Statements	✓	✗
Annual Tax Statements	✓	✗
Overseas Landlord Tax Administration	£112.00 per annum per landlord	✗
Professional Third-Party Inventory	✓	✓
Landlord Management App	✓	✗
Deposit Management & Prescribed Information	✓	✓
End of Tenancy Deposit Negotiation	✓	£155.00
Rent Reviews	✓	£96.00
Safety Certificate Reminders	✓	✗
Compliance Updates	✓	✗
Professional Hourly Rate - i.e insurance claims, major works, attending court	£47.00	✗
Requested Tenancy Agreement Renewal / Update	£186.00	✗
Additional Furnished Inventory Charge	£55.00	£55.00
Check Out Report (excludes negotiations)	✓	From £135.00
Void Property Inspection	£70.00	£70.00
Major Works Fee	Terms to be Agreed at Outset	✗
Rent Guarantee & Legal Expenses Protection	£30.00/month	✗
Legal Expenses Protection	£60.00/year	✗
Property Inspection with Digital Report	Twice Annually ✓	£128.00
Maintenance Management	✓	✗
Emergency Out of Hours Contractor	✓	✗
Serving Legal Notices	✓	£165.00
Emergency Heater Provision	£25.00 per delivery/collection	✗
Energy Performance Certificate	£85.00	£85.00
Legionella Risk Assessment	£96.00	£96.00
Use of alternative Tenancy Deposit Scheme (other than DPS Custodial Scheme)	£60.00	£60.00
Novation fee (Landlord Contribution)	£160.00 maximum	✗
Fire Risk Assessment	Price on Application	Price on Application
Asbestos Survey & Management Plan	Price on Application	Price on Application

\*The fees under the above service are payable when any individual or organisation enters into an agreement to rent the Property because of promotion, introduction, or viewing by the Agent.

### TENANT DEFAULT FEES/CHARGES

- 1) Replacement key or security device to be charged at cost.
- 2) Late or non-payment of rent of no more than 3% above the Bank of England base rate for each day the payment has been outstanding for 14 days or more.
- 3) Any other permitted default fee.
- 4) Novation Fee Tenant Contribution £ 50
- 5) Permitted Occupier addendum incl Right To Rent £ 36
- 6) Permitted Pet addendum £ 18