

# Landlord fees and charges

We offer a truly professional and honest lettings service to landlords and are able to tailor our service to suit your needs, please find below a list of our fees / charges for landlords, we would welcome the opportunity to meet with you or speak to you to discuss your specific requirements.

15% including VAT (12.5% plus VAT)	Management fee (of the gross monthly rents) including rent recovery plus and legal protection.
12% including VAT (10% plus VAT)	Management fee (of the gross monthly rents) excluding rent recovery plus and legal protection.
90% including VAT (75% plus VAT)	Let Only Fee (of first months gross rent) or minimum of £300.00 + VAT
£114.00 including VAT (£95.00 plus VAT)	Administration, Marketing, accompanied viewings, notifying utilities, Property Set up fee (Managed and Let Only)
£150.00 including VAT (£125.00 plus VAT)	Independent full inventory and schedule of condition for 1, 2 and 3 bedroom properties (unfurnished)
£118.00 including VAT (£99.00 plus VAT)	Preparing and submitting documentation should a deposit dispute arise
£114.00 including VAT (£95.00 plus VAT)	Gas Safety check and certificate
£114.00 including VAT (£95.00 plus VAT)	Energy Performance Certificate (EPC)
£78.00 including VAT (£65.00 plus VAT)	Legionella's risk assessment (valid for 2 years or on the change of the tenant(s), subsequent assessments will be £60.00 including VAT (£50.00 plus VAT)
£198.00 including VAT (£165.00 plus VAT)	Full electrical hard wiring safety inspection only
£78.00 including VAT (£65.00 plus VAT)	Portable appliance test (up to 6 appliances)
£90.00 including VAT (£75.00 plus VAT)	Supply and fit fire blanket (1.2sqm x 1.2sqm) and fire extinguisher (1kg powder)
£48.00 including VAT (£40.00 plus VAT)	Supply & fit carbon monoxide detector (battery powered only)
£108.00 including VAT (£90.00 plus VAT)	Supply & fit 240-volt smoke detector (subject to standard property wiring)
£48.00 including VAT (£40.00 plus VAT)	To renew fixed term tenancy agreement (AST) to existing ten