



60 High Street
Loscoe
Heanor
Derbyshire
DE75 7LF

01773 443327
lettings@henrys-simms.co.uk
www.henrys-simms.co.uk

VAT Number - 406 0816 24

Henrys Simms – Landlord Fees & Charges

Category	Service / Fee	Charge (inc. VAT)	Notes / Service Level
Pre-Tenancy	Energy Performance Certificate (EPC)	£82	Per tenancy
	Gas Safety Certificate (GSR)	£82	Per tenancy
	Electrical Installation Condition Report (EICR)	£156	Per tenancy
	Legionella Risk Assessment	£82	Per tenancy
	Smoke & CO detector testing	£30	Per tenancy – Let Only
	Local Authority Licensing Application	£216	Per tenancy
Start of Tenancy	Set-Up Fee Managed	£300	
	Let Only Package Set-Up	£474	
During Tenancy	Inventory – 3 Bedroom	£120	Per tenancy- Let only
	Inventory – 4 Bedroom	£160	Per tenancy- Let only
	Additional Property Visit	£30	Per visit
	Rent Review	£60	Per tenancy
	Drawing Up New AST	£60	Per tenancy
	Right-to-Rent Follow-Up Check	£30	Per check
	Landlord Withdrawal	£594	During first 12 months of tenancy – not applicable to Tenant-Find
	Contractor/Works Arrangement	£12	Fully Managed only
	Check-Out	£60	Per tenancy – Let Only
	Bond Dispute	£60	Per tenancy
End of Tenancy	Section 8	£210	Per notice
	Court Attendance	£72	Per hour
	Bailiff Attendance	£72	Per hour
Financial Charges	Interest on Unpaid Commission	3% above Bank of England Base Rate	From due date until paid
Other Charges	Non-Resident Landlord HMRC Returns	£30	Quarterly
	Same-Day Payment	£30	Per payment
	Valuation Letter	£30	Per visit, within 12-mile radius
	Vacant Property Management	£30	Per visit
	Management Take-Over	£300	Per tenancy
	Rent guarantee	£210	Rents of £501-£700
		£261	Rents of 701-£2000