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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**	
	Inventory – 3 Bedroom	**£120**	Per tenancy- Let only
	Inventory – 4 Bedroom	**£160**	Per tenancy- Let only
During Tenancy	Additional Property Visit	**£30**	Per visit
	Rent Review	**£60**	Per tenancy
	Drawing Up New AST	**£60**	Per tenancy
	Right-to-Rent Follow-Up	**£30**	Per check
	Landlord Withdrawal	**£594**	During first 12 months of tenancy – not applicable to Tenant-Find
	Contractor/Works Arrangement	**£12**	Fully Managed only
End of Tenancy	Check-Out	**£60**	Per tenancy – Let Only
	Bond Dispute	**£60**	Per tenancy
	Section 8	**£409.80**	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
	Non-Resident Landlord HMRC Returns	**£30**	Quarterly
	Same-Day Payment	**£30**	Per payment
Other Charges	Valuation Letter	**£30**	Per visit, within 12-mile radius
	Vacant Property Visit	**£30**	Per visit
	Management Take-Over	**£300**	Per tenancy
	Right to Rent Follow up	**£30**	Per Person
	Rent guarantee	**£210** **£261**	Rents of £501-£700 Rents of 701-£2000