



Landlord Fee Scale – 2025

Professional • Transparent • Competitive

Designed to match and exceed standards of leading UK agencies while offering excellent value. We offer three main service levels with optional add-ons, multi-property discounts, and short-let options.

1. TENANT FIND ONLY (Let-Only Service)

For landlords who wish to manage the tenancy themselves.

1.1 Tenant Find Fee

Marketing, viewings, referencing, Right to Rent checks, drafting tenancy, move-in admin:

- 60% of the first month's rent (Minimum £350)

Example: If rent is £2,000 → Fee = £1,200

1.2 What's Included

- Professional marketing & advertising across major portals
- Conducting all viewings
- Full referencing (credit, employment, landlord checks)
- Right to Rent checks
- Tenancy Agreement drafting
- Move-in documentation

1.3 Not Included

(Landlord responsibility)

- Deposit registration



- Inventory & check-in
- Ongoing legal compliance
- Repairs, inspections, maintenance

1.4 Optional Add-Ons

- Deposit registration: £80
- Inventory & check-in report: £95
- Gas certificate: £60
- EICR: £100
- EPC: £100
- Legionella check: £60

2. RENT COLLECTION SERVICE

For landlords who want us to manage rent, compliance, and legal documents while they handle repairs.

2.1 Initial Setup Fee

- 60% of the first month's rent (Minimum £350)

Example: If rent is £2,000 → Fee = £1,200

2.2 What's Included

Everything in Tenant Find, PLUS:

- Monthly rent collection
- Arrears chasing
- Monthly statements
- Managing deposit protection (optional)
- Serving prescribed information



- Tenancy renewals & legal compliance admin
- Issuing How to Rent guide & regulatory documents

2.3 Monthly Service Fee

- 8% of monthly rent

2.4 Not Included

- Maintenance coordination
- Inspections
- Repairs

2.5 Optional Add-Ons

- Inventory & check-in: £95
- Property inspection: £30
- Section 8 or 21 service: £60
- Deposit registration: £80

3. FULL MANAGEMENT SERVICE

Complete property management including compliance, inspections, rent, tenants, and repairs.

3.1 Setup Fee

Discounted:

- 50% of the first month's rent (Minimum £350)

Example: If rent is £2,000 → Fee = £1,000

3.2 Monthly Management Fee



- 8% of monthly rent

3.3 What's Included

- All services from Tenant Find and Rent Collection
- Full maintenance coordination
- Contractor management
- Legal compliance reminders
- Routine inspections (every 3–6 months)
- Check-out inspection
- Deposit dispute support
- Serving notices (S8/S21)
- Rent review

3.4 Landlord Still Pays For

- Safety certificates
- All building works
- Specialist contractor costs

4. SHORT-LET / HOLIDAY LET SERVICE (<6 months)

Based on premium-style corporate lets

Short-Let Letting & Management Fee

- 20% of total rent received

Short lets include extra admin, higher turnover, and increased management time.



5. MULTI-PROPERTY DISCOUNTS

For portfolio landlords:

Number of Properties	Management Fee	Notes
1-2	Standard 8%	
3-4	**7%**	Applied to all properties
5+	**6%**	Portfolio rate

Setup fees remain unchanged.

6. RENEWALS & CHECK-OUT FEES

- Tenancy renewal: £350 (Let-Only or Rent Collection services)
- Check-in (optional): £95
- Check-out (if not managed): £45

Full Management includes check-out for free.

MAINTENANCE & REPAIRS

6.1 Maintenance Coordination

No charge for arranging routine repairs under £100(apply to full management).

6.2 Landlord Authorisation Threshold

- Repairs **up to £100.00** may be instructed without prior landlord approval.
- Repairs **above £100.00** require landlord consent unless in an emergency.

6.3 Contractor Invoices

To management company or Landlord (on request)

7. SAFETY CERTIFICATES (Landlord Pays)

- Gas Safety (CP12): £60



- EICR (Electrical): £80
- PAT testing: £40
- EPC: £100
- Legionella inspection: £60

8. OTHER LANDLORD FEES (Optional)

- Deposit dispute handling: £45
- Licensing application (HMO/selective): £95
- Court attendance: £50/hour
- Rent review negotiation: £35
- Additional property inspection: £30

9. PROHIBITED FEES (FOR CLARITY)

We never charge tenants (in compliance with Tenant Fees Act 2019):

- Admin fees
- Inventory fees
- Check-in/out fees
- Cleaning fees
- Tenancy agreement fees
- Renewal fees
- Key cutting charges

All fees are landlord-only.



LANDLORD ACCEPTANCE

I confirm that I have read and agree to the above fee scale.

Landlord Name: _____

Signature: _____

Date: _____

Agent Name: _____

Signature: _____

Date: _____