



Landlord's Price List

All fees include VAT (20%)

Lettings Only

Multi Agency: 9.6% | Renewal: 8.4%

Sole Agency: 7.2% | Renewal: 6%

Management

12% of monthly rent

Tenancy Setup

Tenancy Agreement: £540

AML & ID Check: £36

Property Costs

| Size | Cleaning | Inventory / Check-in | Check-out |
|--------|----------|----------------------|-----------|
| Studio | £222 | £222 | £180 |
| 1 Bed | £240 | £252 | £210 |
| 2 Bed | £300 | £282 | £240 |
| 3 Bed | £360 | £318 | £270 |
| 4 Bed | £420 | £348 | £312 |
| 5+ Bed | £480 | £396 | £348 |

Inspections

Additional Property Inspection: £120

Licensed Property Inspection: £144

Safety & Compliance

Gas Safety Certificate: £144

Electrical Safety Certificate: £264

EPC: £144

Legionella Risk Assessment: £144

PAT: £180

Gas + Boiler Service: £264

Smoke Alarm: £90 + £36 per alarm

CO Alarm: £90 + £36 per alarm

Smoke & CO Test: £72

Fire Blanket: £36

Legal & Administration

Deposit Protection Registration: £60

Section 13: £96

Section 21: £180

HMRC (Non-Resident Landlords): £300 per person

Licensing

HMO Application: £540

Annual Licensing: £180

Maintenance & Works

Works over £1,000: 14.4% (incl. VAT)

Additional Services

Floor Plan: £90

Attendance for contractors / access: £72 per hour

Optional Services

Rent Protection: from £420

Maintenance & Contractor Works

All maintenance and compliance works are arranged in-house, either through our internal team or trusted contractors. All works are invoiced directly by us and may include a margin for arranging, coordinating and overseeing services.

Important Information

We may receive a financial benefit or preferential rates from contractors we work with. This does not affect the quality or outcome of the service provided.