

Tailor Made Solutions for Landlords

Our Fees



HMO Management

Management Commission: 13%+VAT

- Collection of rent and monthly landlord statement
- All maintenance issues organised, including 24 hour emergency call out service
- Organising and supervising the weekly/fortnightly cleaner, who is also tasked with being aware of tenant/property issues
- Organising weekly/fortnightly testing of fire alarm and monthly testing of the emergency lighting
- Organisation of yearly testing of fire alarm and 3-hour emergency lighting test
- Organising yearly gas safety and PAT certification
- Arranging electrical inspection certificates when necessary
- Arranging EPC certificates where necessary
- Monitoring of tenancies to either renew contracts, allow them to go periodic, or to remarket rooms to reduce void periods

Letting Fee £300+VAT

- Marketing
- Viewings
- Referencing
- Right to rent checks
- Serving of all prescribed information, including: How to rent booklet, Deposit terms and conditions, gas safety, electrical certificates and EPC
- Drawing up a suitable tenancy agreement in compliance with all the latest legal regulations
- Check in
- Inventory
- Protection of the deposit

Platinum Package/Overseas Landlords

Management Commission: 14%+VAT

Letting Fee £300+VAT

This service is for the investor who does not want to be involved at all and for those who are not a UK resident. A fully hands-off service is provided by working within customised and unique parameters.

- Services same as HMO Management above plus bespoke package

Single Let & Family Properties

Management Commission: 11%+VAT

- Collection of rent and monthly landlord statement
- All maintenance issues organised, including 24 hour emergency call out service
- Organising yearly gas safety and PAT certification
- Arranging electrical inspection certificates when necessary
- Arranging EPC certificates where necessary
- Conducting interim inspections of the property with photos sent to you in fully compiled PDF
- Monitoring of tenancies to either renew contracts, allow them to go periodic, or to remarket rooms to reduce void periods

Letting Fee: 50% of first months rent (minimum £400+VAT)

- Marketing
- Viewings
- Referencing
- Right to rent checks
- Serving of all prescribed information, including: How to rent booklet, Deposit terms and conditions, gas safety, electrical certificates and EPC
- Drawing up a suitable tenancy agreement in compliance with all the latest legal regulations
- Check in
- Inventory
- Protection of the deposit



Other charges may be required to comply with legislation of letting and management of rental property. These are detailed below:

▪ To provide a Gas Safety Certificate	£ 84.00
▪ To provide an Electrical Inspection Condition Report	£ 180.00
▪ To provide an Energy Performance Certificate (EPC)	£ 78.00
▪ To provide Emergency Lighting Service with Certificate	£ 144.00
▪ To provide Fire Alarm Service with Certificate	£ 144.00
▪ To provide a Portable Appliance Test	£ 90.00
▪ To provide a Fire Risk Assessment	£ 480.00
▪ To provide a Legionella Risk Assessment	£ 114.00
▪ To provide a Whole Property Inspection with Report	£ 84.00
▪ To provide a Regular Cleaner – per hour	£ 16.00
▪ To provide Regular Fire Alarm Testing – per visit	£ 12.00
▪ Rent review and Serving a Section 13 notice	£ 42.00
▪ Tenancy Renewal	£ 90.00
▪ To provide an Inventory Report – Non HMO (1 bed/studio)	£ 105.00
▪ To provide an Inventory Report – Non HMO (2 bed)	£ 116.00
▪ To provide an Inventory Report – Non HMO (3 bed)	£ 130.00
▪ To provide an Inventory Report – Non HMO (4 bed)	£ 144.00
▪ To provide an Inventory Report – Non HMO (5 bed)	£ 158.00
▪ Tenant Onboarding	£ 60.00
▪ Management takeover – per tenancy	£ 72.00
▪ To provide a Check Out Report	£ 54.00
▪ To provide Window/Soffit/Gutter Cleaning	£ POA
▪ Submission of Tax Return to HMRC	£ 42.00
▪ Negotiating Deposit Dispute	£ 54.00
▪ Key Cutting (plus cost of keys)	£ 30.00
▪ To attend court as requested – per ½ day	£ 300.00
▪ To provide or arrange access for a contractor	£ 18.00
▪ Land Registry search for proof of ownership	£ 18.00
▪ Serving of miscellaneous legal notices	£ POA
▪ Provision of Household Appliance Instruction Manuals	£ 42.00
▪ Supply and installation of a lock box	£ 96.00
▪ Project manage furnishings/refurbishment - of total work	£ 12%
▪ Dressing a property ready for photography	£ 144.00
▪ Professional photography	£ POA
▪ In-house virtual photography	£ 180.00
▪ Matterport virtual photography	£ 462.00
▪ Caretaking service for vacant properties	£ POA
▪ Written valuation for mortgage purposes	£ 54.00
▪ Landlord rescue service – starting from	£ 600.00
▪ Floor plans – starting from	£ 96.00
▪ Removals	£ POA
▪ Completion and submission of a HMO Licence Application	£ 480
▪ Serving a section 21 notice	£ 144.00
▪ Serving a section 8 notice	£ 162.00