

Fees and Charges for Landlords

Fees and Charges that may be incurred before, during and after a Tenancy.

COMMISSION FEES *All fees are inclusive of VAT.

Let-only Service	12.0%
Letting & Rent Collection Service	15.0%
Letting & Property Management Service	19.2%

Commission fees are charged for the duration of the Tenancy and any subsequent renewal or extension of the Tenancy.

ADDITIONAL FEES AND CHARGES *All fees are inclusive of VAT.

Services	Fees	Incl. in the Property Management Service
Tenancy Agreement Fee	£120.00 for a new Tenancy £90.00 for renewal of an existing Tenancy	
Service of Notices to terminate a Tenancy	£90.00	✓
Service of Section 13 Notice	£120.00	
Tribunal Representation – Preparation of documents before the first-tier tribunal	£180.00	
References	£52.80 per tenant / guarantor / permitted occupier £58.80 per company £64.80 per 1-hour referencing	
Right to Rent check	£150.00 per individual tenant	✓
Deposit Registration Fee	£72.00 per Tenancy per annum	
Energy Performance Certificate (EPC)	£60.00 arrangement fees	✓
Gas Safety Certificate	£60.00 arrangement fees	✓
Portable Appliance Test	£60.00 arrangement fees	✓
Electrical Installation Condition Report	£60.00 arrangement fee	✓
Submission of non-resident landlord's receipts to HMRC	£30.00 quarterly per landlord	
Providing duplicate remittance statements	£24.00 per annum	✓
Document preparation for court proceedings or adjudication	£60.00	✓
Abortive Tenancy / Withdrawn	Chase Evans costs to a maximum of £1,600.00	
Sale of Property Fee	3.0%	
Council Licence Check	£60.00	✓
Council Licence Application	£180.00 (the cost of licence is not included)**	
Pre-tenancy Clean	£90.00 arrangement fees (if required)	✓
Car Park Administration	£60.00	
HM Land Registry (Title register)	£24.00	
Professional Floorplan and Photographs	£102.00	✓
Property Inspection	£78.00	
AML Checks	£10.00 (per check)	

THIRD PARTY COSTS *All fees are inclusive of VAT.

Under the Tenancy Agreement, the Landlord is responsible for the cost of services from third parties as detailed below.

	Inventory		Check-in / Check-out	
	Furnished	Unfurnished	Furnished	Unfurnished
Studio/1 Bedroom	£132.00	£114.00	£144.00	£124.20
2 Bedroom	£144.00	£126.00	£157.20	£137.40
3 Bedroom	£156.00	£138.00	£170.40	£150.60
4 Bedroom	£198.00	£156.00	£216.60	£170.60
5 Bedroom	£216.00	£174.00	£236.60	£190.20

Enhanced Rent and Legal Protection		
Rent	Price per Month	Price for 12 Months
£501 - £1000	£42.00	£504.00
£1001 - £1500	£44.40	£532.00
£1501 - £2000	£44.40	£532.00
£2001 - £2500	£45.60	£547.00
£2501 - £3000	£50.40	£604.00
£3001 Plus	3.6% of the monthly rent – eg.3.6% of £3,500 pcm = £126.00	From £1296.43

Legal Protection	£150.00 for 12 months
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	Energy Performance Certificate (EPC)	Gas Safety Certificate	Portable Appliance Test	Electrical Installation Condition Report (EICR)	Pre-tenancy Clean
Studio	From £100.80	From £100.80	£78.00	£178.20	From £192.00
1 Bedroom				£178.20	From £252.00
2 Bedroom				£198.00	From £354.00
3 Bedroom				£217.80	From £432.00
4 Bedroom				£244.20	From £480.00

Charges correct as of June 2025, subject to change without notice.

*All fees are inclusive of VAT.

**The cost of council licence is a third-party fee that vary from different local authorities. We can check for you upon your request.



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