

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% inc VAT (net 10%)
Letting & Rent Collection Service	15.0% inc VAT (net 12.5%)
Letting & Property Management Service	19.2% inc VAT (net 16%)

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 inc VAT (net £100) for a new Tenancy	
Service of Notices to terminate a Tenancy	£90.00 inc VAT (net £75)	✓
Service of Section 13 Notice	£120.00 inc VAT (net £100)	
Tribunal Representation – Preparation of documents before the first-tier tribunal	£180.00 inc VAT (net £150)	
References	£52.80 inc VAT (net £44) per tenant / guarantor / permitted occupier £58.80 inc VAT (net £49) per company £64.80 inc VAT (net £54) per 1-hour referencing	
Right to Rent check	£150.00 inc VAT (net £125) per individual tenant	✓
Deposit Registration Fee	£72.00 inc VAT (net £60) per Tenancy per annum	
Energy Performance Certificate (EPC)	£60.00 inc VAT (net £50) arrangement fees	✓
Gas Safety Certificate	£60.00 inc VAT (net £50) arrangement fees	✓
Portable Appliance Test	£60.00 inc VAT (net £50) arrangement fees	✓
Electrical Installation Condition Report	£60.00 inc VAT (net £50) arrangement fee	✓
Submission of non-resident landlord's receipts to HMRC	£30.00 inc VAT (net £25) quarterly per landlord	
Providing duplicate remittance statements	£24.00 inc VAT (net £20) per annum	✓
Document preparation for court proceedings or adjudication	£60.00 inc VAT (net £50)	✓
Abortive Tenancy / Withdrawn	Chase Evans costs to a maximum of £1,600.00 inc VAT (net £1333.33)	
Council Licence Check	£60.00 inc VAT (net £50)	✓
Council Licence Application	£180.00 inc VAT (net £150) (the cost of licence is not included)**	
Pre-tenancy Clean	£90.00 inc VAT (net £75) arrangement fees (if required)	✓
Car Park Administration	£60.00 inc VAT (net £50)	
HM Land Registry (Title register)	£24.00 inc VAT (net £20)	
Professional Floorplan and Photographs	£102.00 inc VAT (net £85)	✓
Property Inspection	£78.00 inc VAT (net £65)	
AML Checks	£10.00 inc VAT (net £8) (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 inc VAT (net £110)	£114.00 inc VAT (net £95)	£144.00 inc VAT (net £120)	£124.20 inc VAT (net £103.50)
2 Bedroom	£144.00 inc VAT (net £120)	£126.00 inc VAT (net £105)	£157.20 inc VAT (net £131)	£137.40 inc VAT (net £114.50)
3 Bedroom	£156.00 inc VAT (net £130)	£138.00 inc VAT (net £115)	£170.40 inc VAT (net £142)	£150.60 inc VAT (net £125.50)
4 Bedroom	£198.00 inc VAT (net £165)	£156.00 inc VAT (net £130)	£216.60 inc VAT (net £180.50)	£170.60 inc VAT (net £142.17)
5 Bedroom	£216.00 inc VAT (net £180)	£174.00 inc VAT (net £145)	£236.60 inc VAT (net £197.17)	£190.20 inc VAT (net £158.50)

Enhanced Rent and Legal Protection		
Rent	Price per Month	Price for 12 Months
£501 - £1000	£42.00 inc VAT (net £35)	£504.00 inc VAT (net £420)
£1001 - £1500	£44.40 inc VAT (net £37)	£532.00 inc VAT (net £443.33)
£1501 - £2000	£44.40 inc VAT (net £37)	£532.00 inc VAT (net £468.33)
£2001 - £2500	£45.60 inc VAT (net £38)	£547.00 inc VAT (net £455.83)
£2501 - £3000	£50.40 inc VAT (net £42)	£604.00 inc VAT (net £503.33)
£3001 Plus	3.6% of the monthly rent – eg. 3.6% of £3,500 pcm = £126.00 inc VAT (net £105)	From £1296.43 inc VAT (net £1080.36)

Legal Protection	£150.00 inc VAT (net £125) 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 inc VAT (net £84)	From £100.80 inc VAT (net £84)	£78.00 inc VAT (net £65)	£178.20 inc VAT (net £148.50)	From £192.00 inc VAT (net £160)
1 Bedroom				£178.20 inc VAT (net £148.50)	From £252.00 inc VAT (net £210)
2 Bedroom				£198.00 inc VAT (net £165)	From £354.00 inc VAT (net £295)
3 Bedroom				£217.80 inc VAT (net £181.50)	From £432.00 inc VAT (net £360)
4 Bedroom				£244.20 inc VAT (net £203.50)	From £480.00 inc VAT (net £400)

Charges correct as of May 2026, subject to change without notice.

**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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