

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	✓
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Abortive Tenancy / Withdrawn	Chase Evans costs to a maximum of £1,600.00	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	

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

Rental Warranty Type	Monthly rent from £0 to £3,500		Monthly rent from £3,501 to £5,000	
	6 months	12 months	6 months	12 months
Section 21 Protection	£84.00	£150.00	£94.00	£160.00
Smart Protection Plus	£156.00	£312.00	£246.00	£402.00
Smart Protection Plus & Section 21 bolt on	£198.00	£360.00	£294.00	£462.00

	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 January 2024, 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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