

SCHEDULE OF FEES & CHARGES

Prices Effective May 2026

UK VAT Rate: 20%

MANAGEMENT & LETTING FEES		
Fee Type	Rate	
Standard Management Fee (Items 1–13)	16.8% of rent due (min. fee £3,600 inc VAT)	
Letting Only Service Fee (Items 1–6)	£6480 inc VAT	
Letting Only + Deposit Protection (Items 1–7)	£6480 inc VAT + Tenancy Deposit Service Fee	
Letting & Rent Collection Fee (Items 1–8)	14.4% of rent due (min. fee £3,600 inc VAT)	
LETTING & MANAGEMENT — FIXED FEES		
Service	Ex VAT	Inc VAT
Tenancy Set Up Fee	£450.00	£540.00
Tenancy Renewal Fee	£450.00	£540.00
Property License Fee	£350.00	£420.00
Rent Review & Negotiations	£350.00	£420.00
Administration of NRL Tax Return	£280.00	£336.00
Issue Notices of Seeking Possession	£270.00	£324.00
Tenancy Deposit Service Fee	£150.00	£180.00
Duplication and Testing of Extra Keys	£100.00	£120.00
Hourly Rate for Other Work	£150.00	£180.00
Pre-Letting Regulation Check	£280.00	£336.00
Right to Rent Check (per person)	£50.00	£60.00
Obtaining Estimates & Supervision of Major Works	9.6% of cost of works over £3,000	
RENT GUARANTEE COVER		
Service	Ex VAT	Inc VAT
12 Month RGI – Up to rent of £2,500/month	£470.00	£564.00
12 Month RGI – Up to rent of £3,750/month	£620.00	£744.00
CHECK IN & CHECK OUT REPORTS		
Property Size	Ex VAT	Inc VAT
Studio / 1 Bed	£220.00	£264.00
2 Bed	£240.00	£288.00

3 Bed	£260.00	£312.00
PHOTOGRAPHY		
Service	Ex VAT	Inc VAT
Professional Photography & Floorplan	£190.00	£228.00
COMPLIANCE & SAFETY CERTIFICATES		
Service	Ex VAT	Inc VAT
EICR	£250.00	£300.00
PAT Test (1–20 Appliances)	£210.00	£252.00
Fire Alarm Test	£210.00	£252.00
Gas Safety Check	£140.00	£168.00
EPC	£175.00	£210.00

All prices are in GBP (£). VAT is charged at the standard UK rate of 20%.