



Landlord Fee Schedule

Effective from 1 May 2026

All fees are quoted exclusive of VAT. VAT will be charged at the prevailing rate (currently 20%) and itemised on all invoices.

LET ONLY SERVICE

Flat fee per tenancy — tiered by monthly rental value

Monthly Rent	Fee (exc. VAT)
Under £1,000 pcm	£600
£1,000 – £1,999 pcm	£900
£2,000 – £2,999 pcm	£1,250
£3,000 pcm and above	£1,850

- Full marketing across Rightmove, Zoopla, OnTheMarket and our own platform
- Accompanied viewings including evenings and weekends
- Tenant referencing, Right to Rent checks and credit screening
- Tenancy agreement preparation and execution*
- Deposit registration with a government-approved scheme
- Landlord retains full day-to-day management responsibility

LET & RENT COLLECTION

7%

+ VAT · of monthly rent for the duration of the tenancy

- Everything included in the Let Only service
- Monthly rent collection and landlord payment
- Monthly landlord statements and arrears notification
- Landlord retains responsibility for maintenance and compliance

*Fee applies as outlined below

FULLY MANAGED SERVICE

10%

+ VAT · of monthly rent for the duration of the tenancy

- Everything included in the Let & Rent Collection service
- Dedicated property manager as your single point of contact
- Routine property inspections with written reports
- Maintenance coordination via our vetted contractor network
- Section 13 rent review notices handled on your behalf
- Full Renters' Rights Act 2025 compliance management
- Section 8 possession process support where required
- Tenancy set-up plus attended check-in and check-out

*TENANCY SET-UP & CHECK-IN

£250

+ VAT · Per tenancy

- Included within fully managed service
- Preparation of the Assured Periodic Tenancy agreement
- Issue of the government-required Renters' Rights Act Information Sheet
- Professional check-in with tenant and key handover
- Anti-money laundering and ID verification checks
- Coordination with professional inventory clerk if applicable

IMPORTANT NOTES

VAT	All fees are quoted exclusive of VAT at 20%, which will be itemised on all invoices.
Renters' Rights Act	From 1 May 2026 all assured tenancies become Assured Periodic Tenancies. Fixed-term agreements are abolished. Our fees reflect this new framework — there are no renewal fees.
Tenancy Set-Up Fee	The Tenancy Set-Up & Check-In fee is payable on each new tenancy, in addition to the applicable Let Only, Let & Rent Collection, or Fully Managed fee.
Contractor Works	Under the Fully Managed service, standard repairs up to £500 are coordinated at no additional administration charge. Works above this threshold will be agreed with the landlord in advance.