

Our Services and Fees

When it comes to our services and fees, we like to be open and honest from the outset and give you as much information as possible so you can make an informed decision. It's the way we work, and we keep it that way throughout the whole property journey.

Set up fee | Fully Managed

Agree the market rent and find a tenant in accordance with the landlord guidelines; Advise on refurbishment, provide guidance on compliance with statutory provisions and letting consents, carry out accompanied viewings (as appropriate), Market the property and advertise on relevant portals, Erect board outside property in accordance with Town and Country Planning Act 1990, Advise on non-resident tax status and HMRC (if relevant). Full credit check reference included by independent referencing company.

Two weeks rent
(minimum of £375 + VAT)

Management Fee

Collect and remit the monthly rent received, pursue non-payment of rent and provide advice on rent arrears actions, deduct commission and other works, advise all relevant utility providers of changes, undertake management visits and notify landlord of the outcome, arrange routine repairs and instruct approved contractors, hold keys throughout the tenancy term, make any HMRC deduction and provide tenant with the NRL8 (if relevant). Monthly statements and access to our unique 24/7 landlord portal.

10% + VAT
(Discount for portfolios)

Set Up Fee | Tenant Find/Let Only

Agree the market rent and find a tenant in accordance with the landlord guidelines; Advise on refurbishment, provide guidance on compliance with statutory provisions and letting consents, carry out accompanied viewings (as appropriate), Market the property and advertise on relevant portals, Erect board outside property in accordance with Town and Country Planning Act 1990, Advise on non-resident tax status and HMRC (if relevant). Collect and remit initial months' rent received, agree collection of any shortfall and payment method, provide tenant with method of payment, deduct any pre-tenancy invoices, make any HMRC deduction and provide tenant with the NRL8 (if relevant)

One Months rent
(min £500 + VAT)

Deposit Registration Fee, per Annum (only in fully managed)

Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme, provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

FREE

Renewal Fee

Contract negotiation, amending & updating terms and arranging a further tenancy & agreements

£50 + VAT

Withdrawal

4 months notice or in lieu of notice fee of one months rent

Our Services and Fees

Move In Inventory / Move Out Inventory	FREE (fully managed only)
Letter for mortgage purposes	£30 + VAT
EPC	£75 + VAT
Gas Safety Cert/Check	£75 + VAT
Key cutting (per set of 2 keys)	£35 + VAT
Portable Appliance Test PAT)	On Request
Legionnaires Risk Assessment	On Request
EICR (electrical installation condition report)	On Request
Care-Taking Service per visit for visiting and checking the premises during void periods	£45 + VAT per visit
Administration charge for quarterly returns etc if you are not resident in the UK and do not hold an approval number	FREE
Administration charge for additional services carried out upon your written request	£35 + VAT per additional item
Administration charge for additional/copy Annual Tax Statements	FREE

We would love to work with you, and we hope you feel the same. If you do, you can use the contact details below to get in touch. For those needing a little more convincing, you can click below to read our case studies and find out how we are already helping other landlords and investors.

[CASE STUDIES >>](#)