



Landlord Services & Fees



Experience You Can Trust, Service You Can Rely On.

Whether you have one property or an extensive portfolio, our tailored services ensure efficient management and optimal returns.

Tenant Find

We will assess your property and set the ideal rental value based on current market trends. Your listing will be widely promoted on our website and key property portals, including Rightmove. Additionally, it will be featured in our offices and matched with suitable private and corporate tenants from our extensive database. We will handle viewings and perform thorough referencing of potential tenants. Our service also includes a floor plan, professional photography, drafting the tenancy agreement, verifying all necessary safety certificates, and conducting Right to Rent checks. After these steps, you will take over the management of the tenant, including the checkout process.

Rent Collection

Along with the services mentioned above, we also provide a Rent Collection service. This is perfect for landlords who wish to handle maintenance, inventories, and tenant check-ins on their own, while still receiving professional assistance with rent collection. Ideal for those who prefer a hands-on approach, this service guarantees prompt and secure rent payments, relieving you of the stress of chasing tenants or dealing with late fees.

Full Property Management

In addition to the services outlined above, we provide full property management throughout the tenancy, giving you complete peace of mind. As the primary point of contact for your tenant, we handle all aspects of tenancy management. This includes a 3D Virtual Tour, check-in, rent collection, routine inspections, repairs, safety certificate renewals, maintenance, contract renewals, rent reviews, end-of-tenancy notices, final checkout, and even deposit allocation.



Find the Right Tenant, Fast & Hassle-Free

What's included:

- Complete referencing of prospective Tenants ✓
- Legally-drafted Tenancy Agreement with latest legislation ✓
- 'Right to Rent' Tenant compliance checks ✓
- Initial consultation at Property to establish your needs ✓
- Property details created for Marketing including Photos and Floorplan ✓
- Prominent display of your Property within our Offices ✓
- Full details matched to prospective Private Tenants held on our Database ✓
- Weekly Property Listings sent to Corporate Clients we have long-standing relationships with ✓
- Extensive Marketing through Rightmove and OnTheMarket ✓
- Viewings completed by a member of our experienced Team ✓

Fees:

Set up fee: £450.00 + 4% of annual rent inc vat



Rent Collected, Hassle Rejected!

Rent Collection

Our Rent Collection Service offers the perfect balance for landlords who want to maintain control over maintenance, inventories, and tenant check-ins/check-outs, while still benefiting from professional support in rent collection. This service is ideal for those who prefer a hands-on approach but want the peace of mind that comes with knowing rent payments are managed efficiently and securely. Enjoy streamlined financial transactions without the hassle of dealing with late payments or chasing tenants, leaving you more time to focus on the aspects of your property that matter most to you.

Fees:

Set up fee: £450.00 inc vat 11% inc vat of Full Months Rent for period of Tenancy

“

I wish I could find an Estate Agent half as good as this team in London! They have managed our property for the last 4 years. In that time, it has been an absolute joy to deal with them. I cannot recommend them highly enough

”

Dave Shafier, Google



Stress-Free Lettings, Expertly Managed

What's included:

- | | |
|---|---|
| ■ Complete referencing of prospective Tenants | ✓ |
| ■ Legally-drafted Tenancy Agreement with latest legislation | ✓ |
| ■ 'Right to Rent' Tenant compliance checks | ✓ |
| ■ Initial consultation at Property to establish your needs | ✓ |
| ■ Property details created for Marketing including Floor Plan & Virtual Tour | ✓ |
| ■ Prominent display of your Property within our Offices | ✓ |
| ■ Full details matched to prospective Private Tenants held on our Database | ✓ |
| ■ Weekly Property Listings sent to Corporate Clients we have long-standing relationships with | ✓ |
| ■ Extensive Marketing through Rightmove and OnTheMarket | ✓ |
| ■ Viewings completed by a member of our experienced Team | ✓ |
| ■ All negotiations completed for new Tenancy | ✓ |
| ■ 24/7 Online Access for Documentation via our online portal | ✓ |

What's included:


(continued)

- Council Tax & Utilities updated ✓
- Comprehensive Check-in and Check-out of your tenant ✓
- Routine Inspections completed every 6 months with results reported back to you ✓
- Full support from our Team of long-standing Contractors ✓
- Automatic renewal of Gas Safety, Electrical & Energy Performance Certificates ✓
- Annual Review Meeting at property (by request) ✓
- All Legal Documentation Served in compliance with your Tenancy Agreement ✓
- Full 'End of Tenancy' Deposit Negotiations undertaken ✓
- Advice on re-marketing your Property at point of Formal Notice being received ✓
- Advice on recommended Maintenance prior to obtaining a new Tenant ✓

Fees:

Set up fee: £450.00 inc vat Management Pack: £249.00 inc vat

13% inc vat of Full Months Rent for period of Tenancy



Own multiple properties? Let us take the hassle out of managing them. **Our Full Management Service** is designed to maximise your return while minimising your workload. We offer bespoke packages tailored to your portfolio's needs, ensuring expert management, tenant satisfaction, and compliance with all regulations

Contact us today for a personalised quotation

Landlord Fees

Set-up Fee (compulsory for ALL Service Levels per new Tenancy)

Includes Tenancy Agreement and Full Referencing for 2 x Tenants

	£450		
	Now Choose your Service Level		
	FULL MANAGEMENT	RENT COLLECTION	TENANT FIND
Service Level Cost	13% of monthly rent	11% of monthly rent	4% of annual rent
Compulsory Fees			
Deposit Registration including notifying all parties	£60	£60	£60
Management Pack: includes Inventory, Check-in & Check-Out Inspections	£249	not applicable	not applicable
Marketing, Inventories & Inspections			
Floor Plan	included	included	included
3D Virtual Tour	included	from £99	from £99
Inventory	included	P.O.A.	P.O.A.
Check-in Inspection	included	£75	£75
Check-out Inspection	included	£125	£125
Additional Property Visit Fee during Tenancy	£60 per visit		
Vacant Property Inspection and Report	£149 per visit		
Empty Property Visits	£35 per visit		
Renewals, Extensions & Notices			
Tenancy Extensions for Periodic Agreements	£75	£99	£99
Renewal: Rent Review and new Tenancy Agreement	£149	£199	£199
Preparation and Service of Notice	included	£75	£75
Other Services			
Additional Referencing Fee per Tenant (when exceeding 2 Applicants)	included	£35	£35
Processing a Claim or Dispute with the Deposit Protection Scheme	included	£150	£150
Pre-Tenancy Inspection	included	£75	£75
Right to Rent Check follow up Fee	included	£55	£55
Testing & Certificates			
Energy Performance Certificate	£125		
Legionella Risk Assessment Fee	from £110		
Gas Safety Certificate	from £150		
General Charges			
Supply a quote for major refurbishment work	£75		
Handling fee for maintenance work	10% of net cost		
Correspondence, Preparation and Attendances for Litigation	£95 per hour		
Amendments made to the Tenancy Agreement	£60		
Cancelled Check-In / Check-Out	£49		
Annual Income & Expenditure Schedule Fee	£60 per report		
Withdrawal from a Tenancy prior to start of Agreement	Tenancy Setup Fee of £450		
Non-Exempt Overseas Landlord Tax Report	£149 per annum		
Copy documentation	£5 per document		
Arranging for supply of additional items (i.e. keys, air fresheners etc)	£15 handling fee + cost of item		

ALL FIGURES INCLUSIVE OF 20% VAT