

Fees To Landlords

V. April 2026

LANDLES

Confirmation of Instructions Letter - Our full terms and fees are quoted in our letter confirming individual instructions to all Landlords together with any attached terms and conditions of engagement. Any letter confirming terms and conditions of engagement to individual clients will override our “standard rate” as set out below: *(a written copy of our standard terms of engagement for lettings and management is available upon request)*

Lettings and Management Service – To market the property, find a new tenant, process and set up a tenancy agreement with associated documents; collect opening account and sign-up @ 50% of one month’s rent subject to min of £350 (plus VAT).

To subsequently Manage the letting as per our standard terms of engagement for management @ 10% of the rent (plus VAT). Subject to a minimum monthly commission of £70 per month, (plus VAT).

Additional Work During the Tenancy

Administrating works above the pre agreed level of £250.00 net @ £125.00 per hour (plus VAT).

Dealing with provision of income and expenditure for your accountant @ £125.00 per hour (plus VAT).

Inventory & Schedule of Condition

Preparation thereof with multiple colour images recording the condition of the property upon commencement of the letting @ Standard property: £85.00 (plus VAT) / Large property: £140.00 (plus VAT).

To carry out a check of the Schedule of Condition at the end of the tenancy in order to assess for potential dilapidations @ Standard property: £85.00 (plus VAT) / Large property: £140.00 (plus VAT).

Interim Inspections – To carry out interim inspections (usually every 6 months) and report there on @ £55.00 (plus VAT).

Rent Review Process – Service of Notice etc. (not including representation at appeal tribunal) @ £250 (plus VAT).

Deposit Registration Fee – Registration of the deposit with the Government authorised TDS Scheme at commencement and provide the tenant with the deposit certificate and prescribed information (S213 notice) within 30 days of the start of the tenancy @ £35.00 (plus VAT).

De-registering the deposit at the end of the tenancy @ £25.00 (plus VAT).

Tenant/Guarantor Referencing – To carry out referencing upon application and prior to commencement @ £45.00 (plus VAT) per adult on the agreement. (To process a Guarantor Application @ £45.00 plus VAT)

Landlords gas safety certificate & annual renewal register fee – To arranging a gas safe engineer to provide a landlords gas safety certificate at the commencement of the tenancy @ £20.00 plus VAT. To entering onto the annual register and administering subsequent renewals @ £15.00 (plus VAT).

TDS- dispute process – If it becomes necessary to make a formal Dispute submission to the TDS for independent adjudication: *Minimum Fee @ £150.00 (depending on complexity) (plus VAT)* payable upon submission.

Notice for Possession – By quotation.

Annual review of fees – All fees are subject to annual review of which all clients will receive prior notification of in writing.

Landles.co.uk

Property Mark Member - ARLA | Regulated by RICS with Client Money Protection Scheme | Independent redress via “The Property Redress Scheme” | Member of the TDS