Lettings Fees:

Introduction Only – 8% - Payable at the start of the Tenancy

Rent Collection – 12% - Collected monthly

Fully Managed – 15% - Collected monthly

Start of Tenancy Set-up Fees:

£240 per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement. Additional Tenant Referencing Fees: £50 per tenant. As Set-up Fees above for additional tenants.

Additional non-optional fees

- Energy Performance Certificate (EPC) £80 per tenancy
- Gas Safety Certificate (GSC) £85 per tenancy
- Electrical Installation Condition Report (EICR) from £180 per tenancy depending on size of property
- Portable Appliance Testing (PAT) £50 plus approx £1.20 per appliance per tenancy
- Legionella Risk Assessment £40 per tenancy
- Installing Smoke alarms and Carbon Monoxide £60 each and additional alarms £25 each per tenancy
- Handling local authority licensing application per tenancy - price on application

Please note all fees are inclusive of VAT.