

Fees

Tenant Find Only	Full Management	Let Only
£ per	£ per	£ per
Commission - N/A	Commission - TBA%	Commission - N/A
Tenant find - £200.00	Tenant find - £400.00	Tenant find - £450.00
Full advertising - Included	Full advertising - Included	Full advertising - Included
Initial property check - Included	Initial property check - Included	Initial property check - Included
Advice on Local Market & Property Law - Included	Advice on Local Market & Property Law - Included	Advice on Local Market & Property Law - Included
Viewings - Included	Viewings - Included	Viewings - Included
Tenant Information collecting & Reference - Included	Tenant Information collecting & Reference - Included	Tenant Information collecting & Reference - Included
Guarantor Check - Included	Guarantor Check - Included	Guarantor Check - Included
Floor Plan - £40.00	Floor Plan - £10.00	Floor Plan - £30.00
Full Property Video inspection (GoPro) - £80.00	Full Property Video inspection (GoPro) - £50.00	Full Property Video inspection (GoPro) - £70.00
Rent Collection - N/A	Rent Collection - Included	Rent Collection - N/A
Notification to utilities of incoming tenant - £20.00	Notification to utilities of incoming tenant - Included	Notification to utilities of incoming tenant - £10.00
Out of Hours repair Contact - £100 annually (Min Callout of £60 +VAT)	Out of Hours repair Contact - Included (callout fee applies, min fee £60 +VAT)	Out of Hours repair Contact - £100 annually (Min Callout of £75 +VAT)
Universal Credit & Housing benefit liaison - N/A	Universal Credit & Housing benefit liaison - Included	Universal Credit & Housing benefit liaison - £50.00
Arrears Collection - N/A	Arrears Collection - Included	Arrears Collection - 20% of arrears collected
Register & Hold deposit - £50.00	Register & Hold deposit - Included	Register & Hold deposit - £40.00
Contract renewals - £80.00	Contract renewals - Included	Contract renewals - £65.00
Month Property Inspection (6 monthly) - £60.00	Month Property inspection (6 monthly) - Included	Month Property inspection (6 monthly) - £40.00
Additional property Inspections - £60.00	Additional property inspection - £20.00/inspection	Additional property Inspections - £40.00

Additional Services

Communal cleaning	POA
Issue new tenancy to existing tenant	£60.00
Service Charge Management (Block Management, Budget profiling, annual income, expenditure summary & Freehold liaison)	Bespoke Pricing
Property Insurance Management	£20.00 (Per Prop)
Provide insurer all relevant information about your property, and keep this info updated	
Selective licensing application form or HMO application form	£480.00
Liaising with relevant licensing team and keeping landlord informed during inspections and work required.	
Key cutting	£10 per Key
Property Sourcing service – Based on desired return on investment & type of property required.	2% of purchase price (Payable on completion, minimum £1000)
Commercial Lease Negotiation	15% of first years rent (minimum charge £500)

Legal Work

As we use solicitors to process all of evictions, the associated costs are as follows

Physical Service of Notices Under Section 21 or Section 8	£100.00
Attendance to Court following S21 or S8	£450.00 + VAT
Bailiff liaison (lock change charged separately)	£100.00
All further legal work requested by the landlords appointed solicitor	POA
Commercial Lease Negotiation	15% of agreed annual rent (£850 Minimum Charge)

Maintenance & Construction

NOTE: All items in this section are carried out by our sister company Keystone Building Contractors Ltd and are subject to VAT

Property Maintenance & Construction	£65.00 +VAT Callout (£65 Per hour after)
Experienced & Qualified in joinery, plumbing, drainage, electrical, decoration, damp proofing, K-Rend Qualified & all overseen by our RICS approved site manager	
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Property Clearance	£1000.00 +VAT (Per full skip removed)
Measured in skips, skip to be provided and filled by our contractor	
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Safety Checks

NOTE: All items in this section are carried out by our sister company Keystone Building Contractors Ltd and are subject to VAT

Gas

Gas Safety Inspections (Legally Required)	£115.00 +VAT
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Carbon dioxide detectors fitted during gas safety check	£40.00 +VAT / detector
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Carbon dioxide detectors fitted separate to gas safety visit	£90.00 +VAT
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Boiler service	£70.00 +VAT
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Gas safety inspection & Boiler service Combined	£150.00 +VAT
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Electrical

EICR 5yr (Electrical Inspection Condition Report)	£200 +VAT (6 way board) £250 +VAT (8 way board) £300 +VAT (10 way board)
Legally required on new lettings	
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Consumer unit replacement (8 way board opted out of surge protection)	£650.00 +VAT
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Energy performance certificate (Legally required)	Residential £100 + VAT Commercial £350.00 +VAT
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Annual fire alarm testing	£300.00 +VAT
Required for HMO's and certain communal areas	
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Annual emergency lighting testing	£200.00 +VAT
Required for HMO's and certain communal areas	
.....	
Monthly fire alarm check & emergency lighting check	£60.00 +VAT per property per month
Required for HMO's and certain communal areas	
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PAT Testing	£15.00 +VAT per item.
Based on a minimum number of 5 items	
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