	Fully Managed	**Rent collection**	**Let Only**
Service level fee **All prices include VAT (September 2026)**	**14.4% per calendar month**	**12% per calendar month**	**9.6% on total rent due over first 12 months**
Arrangement Fee – includes: Pre marketing inspection and guidance on maximising your rental Photography Landlord AML and compliance Marketing on portals, website and socials Accompanied viewings Offer negotiation Applicant referencing Right to Rent checks Contract preparation and signing Receiving and handling of first months rent and deposit Key release	£350	£350	£350
Deposit registration	£54	£54	£54
Utility and Council tax transfer	Included	Included	X
Holding of Management Keys	Included	Included	X
Annual Right to Rent Checks (if required)	Included	Included	X
Arrangement of Inventory Check	Included	Included	X
Rent Collection	Included	Included	X
Rent Arrears Management	Included	Included	X
Landlord Monthly Statement	Included	Included	X
Landlord annual income/expenditure report	Included	Included	X
Arrangement of check out clerk	Included	Included	X
Maintenance Management	Included	X	X
24 hr response to emergency maintenance	Included	X	X
Compliance management	Included	X	X
Property Inspections twice a year	Included	X	X
Proactive guidance for property management	Included	X	X
Annual Tax Statement	Included	X	X
Deposit return negotiation	Included	X	X
Additional Fees			
Rent review and Service of Section 13 notice	£80	£80	£150
Service of Section 8 Notice by Solicitor	£360	£360	X

Submission of non-resident Landlords receipts to HMRC per quarter	£30	£30	X
Issue of new tenancy agreement if required due to material change	£100	£100	£250
Energy Performance Certificate	£102	£102	£132
Ad hoc Property Inspections	£85	£85	£85
Check out fee	POA	POA	POA
Rent Protection Insurance (if applicable)	From £546 pa	From £546 pa	From £546pa
Cutting & testing of extra keys (plus cost of keys)	£12	£12	X
Vacant property visits (per visit)	£60	£60	X
Project managing insurance claims	£80	X	X
Managing a property during a void period	10% of all works instructed	X	X
Preparing dispute evidence for TDS	£100	X	X
Court Attendance per hour	£180	X	X
Register your Rental Property compliance	tbc	tbc	X

*(unless full refurb/kitchen/bathroom renovations where fees may apply)