

Landlord Fees

(as of Sept 2026)

Letting fee:		Managed
Pro-active marketing; accompanied viewings; referencing; preparing tenancy agreement and arranging its execution		£375 (Inc VAT)
Managing all tenant enquiries; regular property inspections; 24/7 maintenance		10% +VAT or 12% Inc VAT (e.g., rent of £1000 = £100 + £20 VAT fee = £120 Inc VAT)
Rent and Legal Protection (recommended): Provision and management of rent guarantee insurance (see Clause 8); attendance at court for eviction proceedings; representation at property for bailiff, all related correspondence with insurers, courts and solicitors.		£30 (inc VAT) per month Paid in advance annually at £360 (Inc VAT)
Issuing Section 13		£120 (Inc VAT)
Property inspections		Price on quotation
Inventory	Size of Property	
	Up to 3 Bed	£140 (Inc VAT)
	4 Bed	£170 (Inc VAT)
	5 Bed Plus	Price on quotation
Garden	Standard size (up to 1000 sqft approx.)	£25 (Inc VAT)
Check-out inspection		£180 (Inc VAT)
Deposit registration & processing (see Clause 9)		Included
Supervision of works		£120 (Inc Vat) per hour
Issuing Section 8 and other arrears collection/eviction administration		Included in Rent & Legal Cover otherwise £120 (Inc VAT)
Council Licensing (Selective, Additional and HMO) application fee		£500 (inc. VAT) for initial 4 hours work Licensing requirements vary per region & can be altered at any time at the discretion of that council. If application exceeds 4hrs, further time will be charged at £120 (inc.VAT) per hour
Council Licensing Property Inspection		£150.00 (Inc VAT)
Council Licensing Floor plan		Price on quotation
Out of scope services charged at hourly rates (e.g., producing bespoke spreadsheets, liaison with deposit protection scheme etc. please see Clause 23 of your Lettings Agreement)		£120 (Inc VAT) per hour
Accompanying warranty contractors to a property		£120 (Inc VAT) per hour
Processing insurance claims excluding Rent & Legal protection arranged byCentrick		10% of figure recovered
Unit Compliance Certificate inc Gas Safety Certificates, 5 Year Fixed wiring check etc		See Pricing Schedule
Carbon Monoxide detector		Price on quotation
Smoke Detectors		Price on quotation
Key cutting		Price on quotation
Property decoration		Price on quotation
Property cleans		Price on quotation

