



Landlord Fees 2021

Abbey Wood, Belvedere & Thamesmead

Service Fees		
	Ex VAT	Inc VAT
Tenant Find Only Service	3 week's rent + VAT	3 week's rent + VAT
Rent collection set up fee	2 week's rent + VAT	2 week's rent + VAT
Rent collection monthly fee	7.5%	9%
Full Management set up fee	2 week's rent + VAT	2 week's rent + VAT
Full Management monthly fee	9%	10.8%

Additional Fees		
	Ex VAT	Inc VAT
Rent guarantee service – managed (12 months)	£300	£360
Tenant / guarantor references per person (first 3 included)	£25	£30
Tenancy renewal fee	£160	£192
Landlord Withdrawal Fee (prior to tenancy commencing)	1 weeks rent + VAT	1 weeks rent + VAT
Additional property visits	£50	£60
Inventories (add £24 inc VAT if furnished)		
Property Size	Ex VAT	Inc VAT
1 bedroom	£80	£96
2 bedrooms	£90	£108
3 bedrooms	£100	£120
4 bedrooms	£110	£132
5 bedrooms +	POA	POA
Check out report	£75	£90
Electrical Installation Condition Report (EICR)		
Property Size	Ex VAT	Inc VAT
1 bedroom	£180	£216
2 bedrooms	£180	£216
3 bedrooms	£180	£216
4 bedrooms	£180	£216
5 bedrooms +	POA	POA
Preparation of Documentation Pack for court proceedings	£125	£150
Service of section 13 notice	£75	£90
Court attendance	£175 + expenses	£210 + expenses
Deposit dispute evidence and claim	£60	£72
EPC	£80	£96
Gas safety certificate	£90	£108
Legionnaires Risk Assessment	£90	£108
Smoke/Carbon Monoxide alarm installation	£45	£54

Portable Appliance Test (PAT)	£90	£108
Property cleaning	POA	POA
Changing lightbulbs	£50 + cost of bulbs	£60 + cost of bulbs
Key cutting	£15 + cost of keys	£18 + cost of keys
Annual Submission of Non-Resident Landlord to HMRC	£75	£90
Annual Summary Statement	£75	£90
Prepare and Serve Notice to Quit (non-managed only)	£150	£180
Prepare and administer claims against deposit (non-managed only)	£180	£216
Prepare and administer documents for disputed claims (non-managed only)	£300	£360

Client money protection provided by:



Independent redress provided by:

