

Additional Landlord charges

Vacant management (before you let or between tenancies): This depends on what you need: minimum monthly fee £120

Sale of property to existing tenant (including sales progression): 1.5% of the agreed sale price Plus VAT

The following charges relate to all tenancy types. (Fees are inclusive of VAT)

Service	Charge
Land registry check	£4.80
Tenancy paperwork	£180
Making an inventory	For example, for a 3-bed unfurnished £115, third-party charge
Paperwork for renewing a tenancy	£180
Cancelling a let before a tenant moves in	£350 plus costs
Interest on unpaid fees or other money	3% above Bank of England base rate per annum, calculated daily

The following charges depend on your tenancy type:

Service	Assured shorthold tenancies	Company tenancies
		Charge
Right to Rent checks	£10 per person	
Deposit registration	£60 per year	
Inventory/ check-in	Third-party charge e.g. for 3-bed unfurnished £115	3rd party charge e.g for 3 bed unfurnished £115. You will be liable for both charges.
Inventory/ check-out	Third-party charge e.g. for 3-bed unfurnished £130	3rd party charge e.g for 3 bed unfurnished £130. Your tenancy agreement will say if the tenant will pay one of these charges or if you're liable for both
Tenant and/or guarantor references	£22 per person	
Change of sharer	£375	
Change of additional sharer that takes place at the same time as above	£75	
Right to Rent expiring time limited document check	£20 per person	

The below charges depend on whether or not you ask us to carry out any of the services:

Service	Assured shorthold tenancies	Company tenancies
	Charge	
Change in ownership set-up, per property based on the work involved	£120 - £600	
Serving a Section 13 Notice	£75	
Attending court per hour	£120	
Attending court (one of our Directors) per hour	£240	
Making a payment outside the UK	£30	
Submitting non-resident landlord returns to HMRC per landlord	£120 per quarter	
Duplicated statement	£30 per copy	
Copy of head lease from the HM Land Registry website (where available)	£4.80	
Transferring deposit to landlord or other agent during tenancy	£75	
For managed tenancies only:		
Getting quotes, if you then decide against any work	£120	
Meeting contractors, third parties to assist with insurance claims, HMO visits and/or any additional property visits	£120 per visit	
Any license holding (where you live outside of the UK and the local authority scheme insists on a UK-based holder)	£150 per year	
For non-managed tenancies only:		
Serving a Section 21 Notice (included with management service)	£50	
Notice to quit	£50	