

## A Guide to Landlord Services and Fees 2025

### Beginning of tenancy charges

Let Only Fee (We operate a 'No Let – No Fee' Service)	£600.00 + VAT = £720.00
Fully Managed Fee	10% Per Month + VAT based upon monthly income
New Tenancy set up Fee	£375.00 + VAT = £450.00
New Inventory Fee - unfurnished	From £95.00 + VAT = £114.00
New Inventory Fee – part or fully furnished	From £125.00 + VAT = £150.00
Registering tenants deposit	£70.00 + VAT = £84.00

### During a tenancy charges

Renewing of existing tenancy	6 months £60.00 + VAT = £72.00 12 months £80.00 + VAT = £96.00
Completion of a yearly Gas Safety Check 1 x appliance	£83.00 + VAT = £103.00
Completion of an EPC – per property	£80.00 + VAT = £96.00
Installation of a Smoke detector/Carbon Monoxide detector (non-wired)	£75.00 + VAT = £90.00 Additional detectors £20.00 per unit
Completion of a EICR	£180.00 + VAT = £216.00
Annual rent review/issue Section 13	£95.00 + VAT = £114.00
Additional property visits at the landlord's request	£40.00 + VAT per visit = £48.00
Right to Rent rechecks	£30.00 each per tenant as and when required

### End of tenancy charges

Check out fee - to include organisation of any works which need to be completed for the property to be remarketed and deposit claim negotiations.	£60.00 + VAT = £72.00
Preparation of documents for DPS arbitration of deposit (if tenants do not agree with the deductions requested by the agent on the Landlords behalf)	£120.00 + VAT = £144.00

### Legal Charges

Issuing of Pre Court-Action letter	£30.00 + VAT = £36.00
Reviewing and Issuing of Section notice - Step 1	Case review from = £79.00 + VAT= £94.80 Notice = £200.00 + VAT = £240.00
Possession order application - Step 2	Starting from £1200.00 + VAT depending on application
Court Appearance on behalf of landlord	£100.00 + VAT = £120.00 plus expenses
Bailiff Appointment - Step 3	Starting from £450.00 + VAT depending on service required
Bailiff Attendance by Property Power on behalf on Landlord	£60.00 + VAT = £72.00 per hour until tenants have vacated and the locks have been changed