Letting Engine
Landlord Fees and Charges

	Standard Fee
Letting Only	Nonexclusive: 10%+VAT (12%) Exclusive: 8%+VAT (9.6%)
Full Management	Nonexclusive: 12%+VAT (14.4%) Exclusive: 10%+VAT (12%)

No.	**Items**	**Letting Only**	**Full Management**	**Fees**
1	Rental Valuation	√	√	£0 / Free
2	Photos and Videos	√	√	£150 (incl.VAT)
3	Advertising	√	√	£100 (incl.VAT)
4	Prominent Marketing	√	√	£0 / Free
5	Property Viewings and Tenant Communications	√	√	£0 / Free
6	Inventory Check-in Report	√	√	Guide price：£130-£250 (subject to size)
7	Tenants Reference Check	√	√	£50/person (incl.VAT)
8	Deposit Protection Registration	√	√	£60 (incl.VAT)
9	Preparation and Signing of Tenancy	√	√	New Tenancy: £240 (incl.VAT) Tenancy Renewal: £168 (incl.VAT)
10	Rental Collection	√	√	£0 / Free
11	Inventory Check-out Report	√	√	Guide price：£130-£250 (subject to size)
12	Completion Handover and Inspection Report		√	One Bedroom: £240 (incl.VAT) Two Bedroom: £300 (incl.VAT) Three Bedroom£360 (incl.VAT)
13	Properly Arranging the Maintenance and Repairs During the Tenancy Period		√	£0 / Free
14	Key Management		√	£0 / Free

No.	Items	Letting Only	Full Management	Fees
15	Regular Inspections and Feedback		√	£0 / Free
16	Utility bill and Council Tax Management		√	£0 / Free
17	Proxy payment for utilities, management fees, council taxes and ground rents		√	Guide price：£10 per payment
18	Deposit settlement		√	£0 / Free
Optional Services				
19	Rent Protection Insurance	£0-£2,000 pcm: £360(incl.VAT) annually £2,001-£2,500 pcm: £480(incl.VAT) annually £2,501-£3,000 pcm: £600(incl.VAT) annually £3,001 pcm-£10,000 pcm: 3.6% of Annual Rent £10,001 pcm +: Price available on request		
20	Furniture Recommendation, Preparation, Delivery, Installation and Packaging Recycling	Furniture Package Price Only		
21	Accounting Services for Oversea Landlord	Guide price：£400-£600 annually		
22	Cleaning Services	General Cleaning (1b: £100/ 2b: £130/ 3b: £160/ 4b: £190) Deep Cleaning (Studio & 1b: £240/ 2b1b: £290/ 2b2b: £320/ 3b2b: £360/ 3b3b: £390/ 4b: £420+) Carpet Clean: £70 per room Refrigerator/Oven Clean: £40 per item (Included in Deep Cleaning)		
23	Energy Performance Certificates (EPCs)	Guide price：£120		
24	Gas Safety Certificate	Guide price：£100		
25	Boiler/ heating checks	Guide price：£100		
26	Key Cut Service	£15 + cost of key		
27	Electrical Installation Condition Report (EICR)	Guide price：£300		
28	Selective Licence / HMO Licence	£380 (incl.VAT)		