

Landlord Services

Landlord Management Costs

Instruction Type	Full Management	Part Management
Sole Agency	10% + VAT (12.0% inc VAT)	8% + VAT (9.6% inc VAT)
Multi Agency	12% +VAT (14.4% inc VAT)	10% + VAT(12% inc VAT)

Photos & Floor Plan	Property Brochure & Full Market Launch	Tenant Find & Set Up Tenancy Agreement	Inventory / Schedule of Condition	Check Out Report at End of Tenancy
✓	✓	✓	✓	✓

Landlord Set up Costs

Accommodation	Landlord Set Up Fee
Studio / One Bedroom	£450.00 + VAT (£540.00 Inc VAT)
Two Bedrooms	£480.00 + VAT (£576.00 Inc VAT)
Three Bedrooms	£510.00 +VAT (£612.00 Inc VAT)
Four Bedrooms	£550.00 +VAT (£660.00 inc VAT)
Five Bedrooms	£580.00 +VAT (£696.00 inc VAT)

- Rent Protection – 3.0% + VAT (3.6% inc VAT) of monthly Rent
- Hold & Deposit Registration with TDS - £30.00 + VAT (£36.00 inc VAT)
- Referencing (Max 5 Tenants) - £25.00 +VAT (£30.00 inc VAT)
- Landlord Legal Safety Pack - £55.00 + VAT (£66.00 inc VAT)
- Landlord AML Check £17.50+VAT (£21.00 inc VAT per Landlord) – Additional properties £7.50+VAT (£9.00 inc VAT) per Landlord. Annual re-check £7.50 +VAT (£9.00 inc VAT) per Landlord.

Landlord Services

Landlord Tenant Introduction Costs

Instruction Type	Set Up Cost
Sole Agency	2 Weeks Rent + VAT*
Multi Agency	2 Weeks Rent + VAT*

*Subject to a minimum fee of £550.00+VAT

Photos & Floor Plan	Property Brochure & Full Market Launch	Tenant Find & Set Up Tenancy Agreement	Inventory / Schedule of Condition	Check Out Report at End of Tenancy
✓	✓	✓	✗	✗

Landlord Inventory & Check Out

Accommodation	Unfurnished	Furnished
Studio	£160.00 + VAT (£192.00 Inc VAT)	£185.00 + VAT (£222.00 Inc VAT)
One Bedroom	£185.00 + VAT (£222.00 Inc VAT)	£200.00 + VAT (£240.00 Inc VAT)
Two Bedrooms	£200.00 +VAT (£240.00 Inc VAT)	£220.00 +VAT (£264.00 Inc VAT)
Three Bedrooms	£220.00 +VAT (£264.00 inc VAT)	£250.00 +VAT (£300.00 inc VAT)
Four Bedrooms	£250.00 +VAT (£300.00 inc VAT)	£290.00 +VAT (£348.00 inc VAT)
Five Bedroom	£290.00+VAT (£348.00 inc VAT)	£310.00+VAT (£372.00 inc VAT)

- Hold & Deposit Registration with TDS - £50.00 + VAT (£60.00 inc VAT)
- Referencing (Max 5 Tenants) - £25.00 +VAT (£30.00 inc VAT)
- Serving of Legal Notices - £60.00 +VAT (£72.00 inc VAT)
- Deposit Reconciliation (When held by James & James in TDS) - £100.00 + VAT (£120.00 inc VAT)
- Landlord Legal Safety Pack - £45.00 + VAT (£54.00 inc VAT)
- Landlord AML Check £17.50+VAT (£21.00 inc VAT per Landlord)