



DAVIS & CO  
PROPERTY LETTING

# LETTINGS PRICE LIST

Effective January 1 2025

## Letting Services

Here at Davis & Co Property Letting, we believe in offering an exceptionally high level of service to every one of our landlords. By instructing us to let out and/or manage your property, you can rest assured that your property is in the hands of a professional team with decades of combined experience in the residential lettings and property management sector. Why not contact us today to register your interest using the enquiry form on the 'contact us' page of our website (<https://davisandco.co.uk>) or by calling us on +44 7961 711680 or emailing [hello@davisandco.co.uk](mailto:hello@davisandco.co.uk)

### SERVICE LIST

**Tenant Find Only** - Payable as a one-off fee when a tenant is secured and contract signed. The fee is calculated as a percentage of the agreed monthly rental figure.

One-off payment of  
75% of agreed  
monthly rental fee

**Part Managed Service** - (Tenant Find + Rent Collection) - The Tenant Find fee is payable as a one-off fee deductible from the first month's rent. The rent collection fee is deducted from the monthly rent. The fees are calculated as a percentage of the agreed monthly rental figure.

One-off payment of  
75% of agreed  
monthly rental fee  
plus 8% monthly  
rent collection fee

**Fully Managed Service** - (Tenant Find + Monthly Management including Rent Collection) - The Tenant Find fee is payable as a one-off fee deductible from the first month's rent. The management fee is deducted from the monthly rent. The fees are calculated as a percentage of the agreed monthly rental figure.

One-off payment of  
50% of agreed  
monthly rental fee  
plus 12% monthly  
management fee

**Onboarding Fee** - In addition to the above we charge a flat fee of £350 for onboarding. This is a one-off fee and if the property is re-let through us in future it will not be charged again. If your property is already tenanted, we do not charge the Tenant Find Fee. The fee covers the initial services required to prepare the property for the rental market including tenancy agreement preparation and opening your account with us.

## LEGAL & COMPLIANCE (additional fees)

<b>Additional Property Inspections</b> - We carry out documented property inspections every 6 months as part of the fully managed service. Any further inspections charged as per visit.	£75
<b>Gas safety certificate</b> - A CP12 certificate is issued to prove that a landlord has met their legal obligation to have safety checks carried out on all of the gas equipment in their rented property	£75
<b>Boiler service</b> - when carried out in conjunction with a gas safety certificate	£15
<b>Portable Appliance Testing</b> - (PAT) is the term used to describe the examination of electrical appliances and equipment to ensure they are safe to use	£90
<b>Energy Performance Certificate</b> - An EPC will give an energy efficiency rating and an environmental impact rating. It will also estimate the energy use and carbon dioxide emissions for the property	£85
<b>Smoke alarms</b> - Fire Angel 10-year smoke alarms. The install fee is a flat rate for up to 3 alarms installed per property (non-wired).	Alarm £15 Fit £45
<b>Carbon Monoxide alarms</b> - (supply only - no fitting required)	£25

## TENANCY DOCUMENTS & NOTICES (additional fees)

<b>Tenancy Renewal Fee</b> - We will negotiate the renewal terms and rent, draw up the contract and arrange signatures from all parties	£95
<b>Section 21 notice</b> - a section 21 notice of possession or a section 21 eviction, is the notice which a landlord must give to their tenant to begin the process to take possession of a property let on an assured shorthold tenancy	£75
<b>Section 8 notice</b> - Section 8 notice to quit or the Section 8 possession notice, is a prerequisite if the landlord of an assured tenancy wishes to obtain possession order from the court, thereby ending the tenancy, for a reason based on a circumstance entitling the landlord to possession	£75
<b>Section 13(2) notice</b> - Section 13 of the Housing Act 1988 allows a landlord to raise the rent on a period assured or assured shorthold tenancy by means of a notice of increase in the prescribed form.	£75
<b>Section 48 notice</b> - notification by landlord of address for service of notices. It allows a landlord to update the tenant on a change of address for the service of other notices.	£55

## MISCELLANEOUS SERVICES (additional fees)

<b>Key Cutting</b>	1-4 keys: £24.00 5-8 keys: £30.00 8+ keys: £36.00
<b>Vacant property maintenance</b> - A charge to cover our time in arranging quotes and managing repairs prior to letting, during vacant periods or post tenancy.	£20
<b>Property attendance</b> - A staff member to attending or wait at the property (deliveries, contractors, etc), per hour.	£45
<b>Court attendance</b> - per half day, or part thereof including travel time (plus cost incurred as a result of our attendance)	£230
<b>Tax return statements</b> - Supply of annual account statements for tax return purposes	£15

**Inventory Only Service Available On Request - From £120**

## Get in Touch

**Will - Davis & Co Property Letting**

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## Website

(<https://davisandco.co.uk>)

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