

- Sales
- Lettings
- Mortgage
- Insurance
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Landlords Fees

Type of Services/ Fees	Full Management	Rent collection	Tenant Find
Fees (Inc VAT)	8% of Gross monthly rent + £249 Tenancy Setup Fee	6% of Gross monthly rent + £249 Tenancy Setup Fee	5% of Gross yearly rent + £249 Tenancy Setup Fee
Free Valuation	✓	✓	✓
Internet property advertising	✓	✓	✓
Conducting accompanied viewings	✓	✓	✓
Offer negotiations	✓	✓	✓
Tenant referencing service	✓	✓	✓
First month rent Collection	✓	✓	✓
Deposit Protection	✓	✓	✓
Tenancy Agreement Creation	✓	✓	✓
Rent collection	✓	✓	
Arrears management	✓	✓	
Monthly accounts statement	✓	✓	
Rent negotiation increases	✓	✓	
Property maintenance	✓		
Regular property visits	✓		
Notification of new tenancies to utility providers	✓		
Contract Duration	Minimum 12 months	Minimum 12 months	



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Additional Type of Services	Service Description	Fee Inclusive of VAT
Tenancy agreement Fee	Creating the tenancy agreement and ensuring it is signed by tenants via to the commencement of the tenancy	£60
Deposit Protection Fee	Registering the deposit into a government approved scheme and issuing the tenants with certificate, prescribed information and other necessary documentation	£25
Renewal Charges	Negotiation of renewal duration and rental price, and producing a new tenancy agreement and ensuring tenants sign	£75
Serving a section 21 Notice	Completion of the application and issuing it via email, post or by hand	£150
Tenancy deposit Dispute Fee (DPS)	Where Upmarket is requested to complete all documentation and assist in a dispute taken tenancy deposit scheme	£180
Vacant Management fee/Supervision of work	Where Upmarket is instructed to coordinate improvements outside of the general maintenance repairs.	£60 or 10% of the total work (whichever is higher) plus costs of contractors and parts (if provided)
Call out charge	Where Upmarket is requested to attend appointments at the property outside of the standard agreement terms. E.g to meet a utility company or contractor or neighbour disputes or more visits are required to monitor the tenant.	£40(office hours)—£60(out of office) per hour
Gas Safety Certificate	Annual Gas Safety check by a competent Gas Safe registered engineer under the Gas Safety Regulations 1998 all gas appliances in rented accommodation	As quoted by Gas engineer +£40 (Upmarket admin fee)
EPC Certificate	EPC certificate arrangement	As quoted by company +£40 (Upmarket admin fee)
EICR Certificate	Electrical Inspection Condition Report arrangement	As quoted by Electrical engineer +£40 (Upmarket admin fee)
PAT Certificate	Portable Appliance Testing Report arrangement	As quoted by Electrical engineer +£40 (Upmarket admin fee)
Annual Submission of Non-Resident Landlords to HMRC	Where the Landlord is resident outside the UK during a tenancy, they will require an exemption certificate from Revenue & Customs before they can receive rental balances without deduction of tax. Where Upmarket is full managing the property, we will provide advice and assistance on applying for such exemption.	£75
Professional Cleaning	End of Tenancy cleaning	As quoted by cleaning company +£40 (Upmarket admin fee)
Inventories and Check in Fee	Charges will vary depending on the size of a property, see inventory and check in fee list below	
Check Out Fee	Charges will vary depending on the size of a property, see inventory and check out fee list	
Cancelling of Lettings Agreement	Where a landlord terminate an agreement with Upmarket once a tenant has signed a Tenancy Agreement	Equivalent to 1 months' rent
Rent and legal Protection Cover	Fee available on request.	



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Inventory, Check in & Checkout Fees:

	Inventory Only (Inc VAT)	Inventory & Check In (Inc VAT)	Check Out Fee (Inc VAT)
Apartments			
One Bedrooms	£80	£105	£75
Two Bedrooms	£90	£115	£85
Three Bedrooms	£105	£130	£95
Four Bedrooms	£115	£140	£105
Five Bedrooms	£125	£150	£115
Houses			
One Bedrooms	£90	£115	£80
Two Bedrooms	£110	£135	£90
Three Bedrooms	£130	£155	£100
Four Bedrooms	£150	£175	£110
Five Bedrooms	£170	£195	£120

