

Service	Fee (Typical Range)	When Payable	Notes
<b>Let-Only / Tenant Find Fee</b>	<b>9.5% – 12% of rent charged monthly for 12 months</b> ( <i>e.g., £114 to £144 on £1,200 pcm</i> )	On tenancy start	Includes viewings, referencing, agreement, deposit registration. No ongoing management.
<b>Full Management Fee</b>	<b>10% – 15% of monthly rent</b>	Monthly, deducted from rent collected	Covers rent collection, maintenance coordination, inspections, statements, compliance.
<b>Renewal / Tenancy Extension Fee</b>	<b>£150 – £300</b>	At renewal signing	For fixed-term renewal or periodic rollover. <b>Zero if auto-periodic.</b>
<b>Inventory &amp; Check-In</b>	<b>£260</b>	Before tenant moves in	Professional inventory.
<b>Gas Safety Certificate (CP12)</b>	<b>Cost price</b>	Annually	Agent arranges; passes on engineer cost.
<b>Electrical Installation Condition Report (EICR)</b>	<b>Cost price</b>	Every 5 years	Same as above.
<b>EPC (Energy Performance Certificate)</b>	<b>Cost price</b>	Every 10 years or new let	Required for marketing.
<b>Legionella Risk Assessment</b>	<b>Cost price</b>	Every 2 years (recommended)	Often bundled with safety certs.
<b>HMO Licensing Application</b>	<b>Cost price</b>	On application	For selective or mandatory HMO.
<b>Vacant Property Management</b>	<b>£150 – £300 per visit</b>	Per visit (weekly/fortnightly)	Security checks, mail forwarding, utilities.
<b>Rent Guarantee / Legal Protection Insurance</b>	<b>Cost price</b>	Annually (optional)	
<b>Marketing Boost (Premium Listings)</b>	<b>£50 – £150 +VAT per campaign</b>	On instruction	Rightmove/Zoopla featured ads, professional photos.
<b>Key Cutting</b>	<b>Cost price</b>	As needed	Spare sets for tenants/management.