

Landlord Fees: HMO Properties

	Cost
HMO Full Let + Manage	From 16%
Letting	
Tenancy agreement fee (new tenants only). Includes: - Referencing - Right to rent checks - Check in - Inventory at check in and check out	£175.00
Additional tenant referencing	£30.00 per person
Rent review fee	£60.00
Check out fee	£60.00
Management	
Dedicated Property Manager	Incl
Deposit registration	Incl
Arranging quotes, repairs & maintenance	Incl
Arranging expert contractors eg. Boiler, Electric etc	Incl
Property inspections	Incl
Caretaking visits during voids	Incl
Key service	Key cutting cost
Payment of bills	Incl
Collection of rent	Incl
Rent arrears management (up until Legal representation)	Incl
Serving notices (e.g. Section 8, 13)	Incl
Owner statements and reporting	Incl
Arranging and managing the check-out process	Incl
Managing any deposit claims	Incl
Management of maintenance disputes (up until Legal representation)	Incl
Management of and Compliance with HMO regulations	Incl
Furnishing your property	Furniture & labour cost + 10% fee
Process HMO License application and any renewal	License fee cost
Floorplan with fire safety requirements	3rd party cost
Gas Safety	3rd party cost
EPC	3rd party cost
Electric certificate	3rd party cost
Emergency lighting certificate	3rd party cost
Fire alarm certificate	3rd party cost
Sprinkler system certificate	3rd party cost
PAT test certificate	3rd party cost
Garden maintenance (charge depends on size and type of garden)	3rd party cost (£75 - £200)
Changing light bulbs	Light bulb cost (min £7.00)
Weekly cleaning of communal areas	3rd party cost (£44 + VAT)
Pre-tenancy clean (if required)	3rd party cost
Major works, refurbishments or modifications	Typically 10% of cost

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HMRC Return for Non-resident Landlords	£100.00
Court appearance (charged per day or part thereof)	£290.00
Anti-Money Laundering and Identification Checking Fee	£60.00
Abortive Lettings Administration Charges	
If a Landlord withdraws from an accepted letting offer through no fault of the applicant or agent	£270.00
If a Landlord cancels the contract within the 14 days cancelation period but has already instructed to proceed with marketing, the Landlord will be liable for reasonable expenses incurred for advertising and preparation of property particulars etc.	£150.00
Fee for time spent arranging quotes & organising repairs, prior to the letting of the Premises should a let not proceed, or during vacant periods (based on a fixed fee)	10% of cost
Administration charge for additional services carried out upon your written request	£20.00
Administration charge for additional/copy Annual Tax Statements	£20.00

All fees are inclusive of VAT unless otherwise specified