

Easymove Landlord Fees



Every one of our landlords are vitally important to us so we make sure that they receive a very personal service from experienced letting agents who retain extensive knowledge of their local areas and are adequately qualified and equipped to handle matters effectively on their behalf.

Most of our clients have specific requirements so the extensive range of services we provide can be tailored accordingly which is why we do not offer a standard commission rate.

The commission which we charge will always remain as competitive as possible without compromising our high standards of service. So although a general guide of our fees are listed below, we would urge any landlord thinking of renting out a property locally to contact our lettings department to discuss in more detail the various options available.

Upon request, we can offer a free market appraisal of the property in question and provide a definitive commission quotation linked to a bespoke range of services which will best meet the needs of the individual landlord concerned.

Landlord Fees	Fee's exclusive of VAT	Fees Inclusive of VAT
Let Only Service - Marketing property for rent, sourcing suitable tenants, arranging accompanied viewings (as appropriate) conducting referencing including the initial right to rent checks, preparing all paperwork and progressing a transaction through to commencement of a tenancy.	8%	9.6%
Let Only Service & Rent Collection Service – Let only service, organising of gas certificates*, organising of energy performance certificate*, organising electrical safety certificate*, organising of inventory & check-in*, Property Inspections*, informing utility companies of the change of occupier, rent collection & monthly statements	Start-up Cost £499 and 8% of rent of payable	Start-up Cost £598.80 and 9.6% of rent payable
Full Management - including property visits, serving notices, hold management set of keys, advise all utility providers of changes, rent collection with monthly statements, Rent reviews, When necessary it includes the pursuance of non-payment of rent and providing advice on rent arrear actions, check-in, check-out	Start-up cost £499 and 12% of rent payable	Start-up Cost £598.80 and 14.4% of rent payable
Deposit Registration - All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government-authorised Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy	£50	£60
Property Inspection where the property is not managed by Easymove - Visit to the property and report to Landlord, per visit	£99	£118.80
Management Take Over - taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, receiving and protecting the security deposit* and providing all necessary legal documentation to the tenant.	£250 + 12% of rent payable	£300 and 14.4% of rent payable
Check-in & Check-out - Detailed Schedule of Condition and Condition Documented with Photos. Price is subject to size of the property and number of rooms.	£200 - £400	£240 - £480
Renewal Fee(Let Only Service) - If a landlord and tenant wish to renew an existing tenancy then Easymove will charge 4% +VAT of the annual rent to advise on potential rental uplifts and re-negotiate terms.	4%	4.8%
Tenancy Extension – Renewing tenancy agreement, draw up new paperwork and finalize the contracts.	£125	£150
Deposit Dispute - Upon your tenants registering a dispute, advise you on the details of your tenants claim, formulate your response and submit this to the adjudicator with appropriate evidence for final adjudication.	£250	£300

*Fees apply, please contact a member of our staff for further details

