

LANDLORD FEES SCHEDULE

Looking to let your property?

Contact our team today for a tailored quotation and free valuation.

* All fees are inclusive of VAT

Fully Managed Service Fees

Our Fully Managed Service provides complete property management from tenant sourcing through to ongoing tenancy management.

Setup & Initial Costs

- Setup / Marketing / Inventory: **£480.00**
- Rent negotiation annually, including a Section 4 (13) Notice plus issuing all mandatory paperwork: **£180.00**
- Deposit Registration (TDS): **£42.00 annually**

Ongoing Management

- Management Fee: **As agreed in your individual management package**

Tenant Referencing & Compliance

- Tenant Reference Check: **£72.00 per Applicant**
- Guarantor Reference: **£72.00 per Guarantor**
- Right to Rent Check: **£12.00 per Tenant, Guarantor and Permitted Occupier**
- Sanctions Check: **£12.00 per landlord, Tenant, Guarantor and Permitted Occupier**

Property Management & Additional Services

- Property Visits (additional): **£60.00 per visit**
 - Check-Out Inspection: **From £120.00**
 - Dispute Handling / Deposit Claims: **£300.00**
 - Key Cutting Administration: **£18.00 admin + cost of keys**
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Other Charges

- Landlord Withdrawal Fee after instruction and advertising but prior to securing tenants: **£180.00**
 - Landlord Withdrawal Fee if tenants have already been secured and the paperwork is completed: **£480.00** plus any additional charges for services already carried out, such as reference checks, sanction checks, right to rent checks, deposit registration etc and any other completed compliance checks or administration services
 - Court Attendance: **£300.00 + expenses**
 - Bailiff Attendance: **£180.00**
 - Maintenance Services and Refurbishment/Project Management works:
Administration charge **10% + VAT**
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Important Information

- All fees are inclusive of VAT unless otherwise stated
 - Fees may vary depending on property type and service level
 - A full written quotation will always be provided before instruction
 - We are transparent with all costs before any commitment is made
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Regulatory Compliance Note

Cherwell Property Services is a fully compliant letting agent and member of:

- Safeagent
 - The Property Redress Scheme (PRS)
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Let Only Service Fees

Our Let Only Service includes marketing, tenant sourcing, referencing, inventory and tenancy setup.

Core Fee

- Let Only Fee: **Equivalent to one month's rent + VAT**
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Additional Services

- Rent negotiation annually, including a Section 4 (13) Notice plus issuing all mandatory paperwork: **£180.00**
- Deposit Registration (annual): **£60.00**
- 2 x Tenant Reference Checks included in Let Only Fee
- Extra Tenant or Guarantor **£72.00 per Applicant**
- Right to Rent Check: **£12.00 per person**
- Sanctions Check: **£12.00 per Landlord, Tenant, Guarantor, Permitted Occupier**
- Check-Out Service: **From £144.00 + mileage**
- Dispute Handling: **£360.00**

Other Charges

- Landlord Withdrawal Fee after instruction and advertising but prior to securing tenants: **£180.00**
- Landlord Withdrawal Fee if tenants have already been secured and the paperwork is completed: **Equivalent to one months rent + VAT** (to include 2 references) plus any additional charges for services already carried out, such as additional reference checks, sanction checks, right to rent checks, deposit registration etc and any other completed compliance checks or administration services
- Court Attendance: **£300.00 + expenses**
- Bailiff Attendance: **£180.00**
- Maintenance Services and Refurbishment/Project Management works:
Administration charge **15% + VAT**

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