

Landlord Fees Schedule

LETTINGS & PROPERTY MANAGEMENT

FULL MANAGEMENT

9%

of the rent + VAT

A percentage of the rent, covering the full tenancy term and any renewals, payable monthly.

RENT COLLECTION ONLY

7%

of the rent + VAT

A percentage of the rent, covering the full tenancy term and any renewals, payable monthly.

TENANT FIND ONLY

6%

of the rent + VAT

Payable from the first month's rent once a tenancy is agreed; if the first month doesn't cover the fee, the balance is due before move-in.

ADDITIONAL FEES & CHARGES

New Tenancy Set-Up Fee	Covers agreeing terms and preparing a bespoke tenancy agreement ahead of each new tenancy	£150.00 + VAT
Renewal Fee	Charged when arranging a further tenancy term	£120.00 + VAT
Inventory & Check-Out Report	Full inventory and check-out reporting available – ask our team for a quote	POA
Safety Certificates	Arranging a gas safety record or electrical installation condition report	Contractor cost + £20.00
Safety Alarms	Supplying and fitting carbon monoxide detectors and smoke alarms	Contractor cost + £20.00
Energy Performance Certificate	Arranging an EPC for the property	Contractor cost + £20.00
Key Cutting	Cutting additional sets of keys as needed	Contractor cost + £20.00
Managing Larger Works	Overseeing contractor works above £500 + VAT on the Landlord's behalf	10% of the contractor's invoice
Serving a Legal Notice	Formal service of a legal notice seeking possession*	£120.00
Annual Income & Expenditure Statement	A yearly summary suitable for your tax return*	£60.00
Early Sale Fee	Payable if the Landlord sells the property with the tenant in situ; waived if we handle the sale	£500.00 + VAT
Withdrawal Fee	Charged if the property is withdrawn from the market within the agreed period, or a suitable tenant's offer is turned down	10% of agreed fee
Overseas Payments	Arranging an international bank transfer	£30.00

*Included in the Full Management service.



Huttons Property Limited is a private limited company registered in England & Wales. Huttons Property is a member of Propertymark (which includes their Client Money Protection Scheme) and The Property Redress Scheme, the largest lettings redress scheme in the UK.