

Landlord Fees & Charges

Standard fees

Lettings only	8% NO VAT
- Renewals on 1 st 2 years' and continuation period after renewals	7% NO VAT
Lettings & property management	12% NO VAT
- Renewal on 1 st 2 years' and continuation period after renewals	10% NO VAT
Short lets & property management	25% NO VAT
- Renewals on 1st 2 years'	20% NO VAT
Tenancy Agreement fee	
- Long let	£199 NO VAT
- Short let	£199 NO VAT
This is a fixed cost fee that can cover a variety of works depending on the individual circumstances of each tenancy, including but not limited to, negotiating the tenancy, verifying references, undertaking Right to Rent checks and drawing up contracts. This charge is applicable per tenancy. The charge will not exceed this sum unless you request one of the specific additional services or fees set out elsewhere in this document.	
Anti-Money Laundering and Identification Checking Fee	£30 NO VAT

Other Fees

Inventory / Check In	0-2 beds £150 NO VAT 3+ beds £200 NO VAT
Inventory / Check out	0-2 beds £120 NO VAT 3+ beds £170 NO VAT
References	£45 NO VAT
Cleaning	Estimate available on request
New Tenancy Agreement	£120 NO VAT
Renewal of Tenancy Agreement	£90 NO VAT
Service of Notice	£90 NO VAT
Tax Retention	£30 NO VAT
Deposit Protection Registration	£50 NO VAT
Dispute Documentation	£60 NO VAT
Income & Expenditure Report / Duplicate Statements	£20 NO VAT
Energy Performance Certificate (EPC)	From £80 NO VAT
Gas Safety Certificate	£100 NO VAT
Electrical Equipment	Estimate available on request
Licensing Application Service Fee	£180 NO VAT
Title Register	£20 NO VAT
Right to Rent	£45 NO VAT
Condition Inspection	£75 NO VAT
Withdrawal Service	Up to £1600 NO VAT
Portable Appliance Test	£150 NO VAT
HMRC Return for Non-Resident Landlords	Estimate available on request
Court appearance (charged per day or part thereof)	£420 NO VAT
Works over £300	10% NO VAT of invoice total
Smart Rental Protection	£110 NO VAT for 6 months or £165 for 1 year

Our vetted contractor may pay a referral fee to Blackstones. The fee paid won't be included within the contractor's invoice and will be sent as a separate invoice, which is available on request. This does not affect the final amount you pay.

All fees are not VAT applicable as Blackstones Residential is not qualified for VAT registration