

# Landlord Fees & Charges

## Standard fees

<b>Lettings only</b>	7% NO VAT
-Fees paid in advance	
<b>Letting &amp; Rent Collection</b>	8% NO VAT
-Fees paid in advance or monthly	
<b>Lettings &amp; property management</b>	12% NO VAT
-Fees paid monthly	
<b>Short lets &amp; property management</b>	25% NO VAT
-Fees paid in advance or monthly	

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
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## Other Fees

Inventory / Check In	0-5 beds from £170 NO VAT
Inventory / Check Out	0-5 beds from £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 £100 NO VAT
Electrical Inspection Condition Report (EICR)	£150 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 £100	10% NO VAT of invoice total
Rental Protection	Estimate available on request

Our vetted contractor may pay a referral fee to Blackstones Residential. 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 Inventory is carried out by a third party company.

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