

Butterworth

LETTINGS & PROPERTY
MANAGEMENT

Schedule of Fees for Landlords 2026

Service / Fee Item	Let Only	Rent Collection	Full Management	Premium
Monthly Management Fee	N/A	8%	10%	12%
New tenancy Set-up Fee	£695	£645	£595	£545
Taking on an existing tenancy Set-up Cost	N/A	£350	£300	£250
Rent Protection & Eviction Warranty	N/A	N/A	£35	£25
Tenant Referencing	Included	Included	Included	Included
Unfurnished Inventory	From £80	From £168	Included	Included
Furnished Inventory	From £120	From £125	From £48	Included
Property Inspections	N/A	£120	2 per year	Included
Annual Rent Review	N/A	£160	£75	Included
Deposit Dispute Service	N/A		£120	Included
Serving Section 21	N/A	£120	£96	Included
Re-let Fee	£595	£595	£450	£350
Check Out Report	N/A	N/A	£96	Included
24hr Emergency Line	N/A	N/A	Included	Included

Compliance and Safety Certificates

To ensure your property remains compliant with UK rental regulations, the following fixed-price services are available.

- **Landlord Gas Safety Record:** £100
 - **Landlord Boiler Service:** £100
 - **Combined Gas Safety and Boiler Service:** £180
 - **Legionnaires' Disease Risk Assessment:** £85
 - **Energy Performance Certificate (EPC):** £100
 - **Electrical Installation Condition Report (EICR):** From £200
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Additional Charges and Professional Hourly Rates

- **Project Management of Major Works:** For works exceeding £1,000, a fee of 10% of the total cost of works will be applied (Full and Premium Management only) for the time and labour occurred.
 - **Out of hours hourly rate: £50 p/h**
 - **In Hours hourly rate: £30p/h:** When attending the property to wait for tradespeople or professional services i.e surveyors, insurance etc or anything else extraordinary to our normal letting services.
 - **Overseas Landlord Tax Deduction Fee:** £25 per month (for processing non-resident landlord tax.
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General Terms

1. **VAT:** All percentage-based commissions and fixed fees are subject to no VAT at present.
2. **Payment:** Management fees are deducted from the monthly rent collected. Set-up and Tenant Find fees are typically deducted from the first month's rent.
3. **Referencing Fees:** We allow for 2 references included in the Tenant Find and Rent Collection services, any more references are charged at £25 per tenant. Unlimited referencing is included in the Full Management and Premium services.

For further clarification on any of the fees listed above, please contact us.