

TREND & THOMAS – LANDLORD FEES

Landlord Services & Fees:

- LET ONLY SERVICE = 13.2% including VAT for the full term of the tenancy, taken at the start of the tenancy
- MANAGEMENT SERVICE = 15.6% including VAT, per month
- OVERSEAS LANDLORD SERVICE = 19.2% including VAT, per month

An Overseas Landlord Service requires a minimum float of £250.00 to be retained for a Tenancy, which is to be used in an emergency situation should you not be able to be contacted

Landlord Price List

Inventory Make, Check In and Check Out

Please note that Check Out Fees for Let Only services will be charged at the start of a tenancy. Check Out Fees for Managed services will be taken from the last month's rent.

	Inventory/Check In Unfurnished	Inventory/Check In Furnished	Check Out Unfurnished	Check Out Furnished
Studio	£162.00 incl VAT	£168.00 incl VAT	£132.00 incl VAT	£144.00 incl VAT
1 Bedroom	£174.00 incl VAT	£186.00 incl VAT	£150.00 incl VAT	£162.00 incl VAT
2 Bedroom	£198.00 incl VAT	£210.00 incl VAT	£174.00 incl VAT	£180.00 incl VAT
3 Bedroom	£216.00 incl VAT	£246.00 incl VAT	£192.00 incl VAT	£204.00 incl VAT
3 Bedroom 2 Reception Rooms	£234.00 incl VAT	£270.00 incl VAT	£204.00 incl VAT	£216.00 incl VAT
4 Bedroom	£264.00 incl VAT	£300.00 incl VAT	£222.00 incl VAT	£246.00 incl VAT
4 Bedroom 2 Reception Rooms	£288.00 incl VAT	£318.00 incl VAT	£246.00 incl VAT	£276.00 incl VAT
5 Bedroom 2 Reception Rooms	£318.00 incl VAT	£360.00 incl VAT	£288.00 incl VAT	£312.00 incl VAT
5 Bedroom 3 Reception Room	£348.00 incl VAT	£408.00 incl VAT	£312.00 incl VAT	£336.00 incl VAT
6 Bed +	Price on Application			

Additional Services

Gas Safety Inspection	£114.00 incl VAT
Energy Performance Certificate	£96.00 incl VAT
Legionella Risk Assessment	£144.00 incl VAT
Energy Performance Certificate and Legionella Risk Assessment	£225.00 incl VAT
CO Alarm Fitting	£48.00 incl VAT
PAT Testing	Priced per appliance
Boiler Service (Excluding parts)	£114.00 incl VAT

Full Periodic Electrical Inspection	£265.00 incl VAT (subject to change, depending on number of circuits)
Tenancy Deposit Scheme holding fee Annual Fee for Let only properties	£60.00 incl VAT
Property Visits For Let only properties or additional visits required for managed properties	£30.00 incl VAT, per hour
Start/End of Tenancy Cleaning	Varies depending on size, whether furnished and condition of property - Quote provided on request

Tenancy Charges

Administration Fee	£198 incl VAT
Referencing Fee	£60 incl VAT per Tenant/ Guarantor
Permitted Occupier	£60 incl VAT
Right to Rent Check This is required for any tenants with a visa, and needs repeating for any tenant with a visa that is due for renewal during a tenancy	£36 incl VAT
Tenancy Renewal	£90 incl VAT
TDS Dispute	£96.00 incl VAT
Landlord Action Used in the event of eviction - Further information can be provided in the event Landlord Action is required	Varies depending on services used.