

TREND & THOMAS – LANDLORD FEES 2025

- **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 to ensure a smooth end to the tenancy. Check Out Fees for Managed services will be taken from the last months' rent. We reserve the right to add a charge of 10% + vat (12% Incl) to invoices where necessary for administrative purposes.

	Inventory/Check In Unfurnished	Inventory/Check In Furnished	Check Out Unfurnished	Check Out Furnished
Studio	£165.00 incl VAT	£170.00 incl VAT	£135.00 incl VAT	£145.00 incl VAT
1 Bedroom	£175.00 incl VAT	£190.00 incl VAT	£155.00 incl VAT	£165.00 incl VAT
2 Bedroom	£200.00 incl VAT	£215.00 incl VAT	£175.00 incl VAT	£185.00 incl VAT
3 Bedroom	£220.00 incl VAT	£250.00 incl VAT	£195.00 incl VAT	£205.00 incl VAT
3 Bedroom 2 Reception Rooms	£235.00 incl VAT	£275.00 incl VAT	£205.00 incl VAT	£220.00 incl VAT
4 Bedroom	£265.00 incl VAT	£305.00 incl VAT	£225.00 incl VAT	£250.00 incl VAT
4 Bedroom 2 Reception Rooms	£290.00 incl VAT	£318.00 incl VAT	£250.00 incl VAT	£280.00 incl VAT
5 Bedroom 2 Reception Rooms	£320.00 incl VAT	£365.00 incl VAT	£290.00 incl VAT	£315.00 incl VAT
5 Bedroom 3 Reception Room	£350.00 incl VAT	£410.00 incl VAT	£315.00 incl VAT	£340.00 incl VAT
6 Bed +	Price on Application			

Tenancy Charges

Administration Fee	£198 incl VAT
Referencing Fee	£60 incl VAT per Tenant/ Guarantor
Permitted Occupier Fee	£60 incl VAT
Right to Rent Check Fee This is required for any tenants with a visa, and potentially needs repeating throughout the tenants entire time in possession of the property, should their	£36 incl VAT

visa expire and/or be renewed	
Tenancy Deposit Scheme (TDS) Registration Fee For Tenant Find Service Only	£60.00 incl VAT
Tenancy Deposit Scheme (TDS) Renewal Fee Annual Fee for Tenant Find Service Only	£60.00 incl VAT
Tenancy Deposit Scheme (TDS) Dispute Fee For Tenant Find Service Only – This fee is only required if arbitration is required on deposit return at the end of the tenancy. We are required by the TDS to ensure all possible attempts are made to agree a deposit return between the two parties before arbitration is started.	£96.00 incl VAT
Landlord Action Fee Only used in the event of eviction following a relevant Section being served	Varies depending on services used Further information can be provided in the event Landlord Action is required

Additional Services

Energy Performance Certificate, Legionella Risk Assessment & Floor Plan	£200.00 incl VAT
Energy Performance Certificate	£96.00 incl VAT
Floor Plan	£60.00 incl VAT
Legionella Risk Assessment	£120.00 incl VAT
Gas Safety Certificate (up to 3 appliances)	£120.00 incl VAT
Additional Appliances on Gas Safety Certificate	£48.00 incl. VAT, per appliance
Smoke Detector or Carbon Monoxide Detector Fitting	£48.00 incl VAT, per detector
PAT Testing	£102.00 incl VAT for up to 10 items
Boiler Service (Health Check)	£114.00 incl VAT
Boiler Service (Full Strip Down inc. Parts)	£158.40 incl. VAT-£237.60 incl. VAT
Back Boiler Service	£198.00 incl. VAT
Gas Safety Certificate & Boiler Service	£171.60 incl. VAT
Gas Safety Certificate, Boiler Service & Legionella Risk Assessment	£211.20 incl. VAT
Property Visits For Tenant Find Service or additional visits required for managed properties	£30.00 incl VAT, per hour
Start/End of Tenancy Cleaning	Varies depending on property size and condition - Quote provided on request

ELECTRICAL INSTALLATION CONDITION REPORT (EICR)

1 Bed Property	£240.00 incl VAT
2 Bed Property	£270.00 incl VAT
3 Bed Property	£300.00 incl VAT
4/5 Bed Property	£360.00 incl VAT

On attending a property if it becomes apparent the installation will be recorded as unsatisfactory, our contractor will downscale the inspection to a Visual Condition Report costing of £90.00 including VAT with a quotation attached for works required.