

## TREND & THOMAS – LANDLORD FEES 2026

- **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 when notice is served. We reserve the right to add a charge of 20% + vat (24% Incl) to invoices where necessary for administrative purposes.*

	Inventory/Check In Unfurnished	Inventory/Check In Furnished	Check Out Unfurnished	Check Out Furnished
Studio	£174.00 incl VAT	£192.00 incl VAT	£144.00 incl VAT	£150.00 incl VAT
1 Bedroom	£196.00 incl VAT	£216.00 incl VAT	£168.00 incl VAT	£174.00 incl VAT
2 Bedroom	£216.00 incl VAT	£234.00 incl VAT	£186.00 incl VAT	£198.00 incl VAT
3 Bedroom	£234.00 incl VAT	£258.00 incl VAT	£198.00 incl VAT	£210.00 incl VAT
3 Bedroom 2 Reception Rooms	£252.00 incl VAT	£282.00 incl VAT	£210.00 incl VAT	£222.00 incl VAT
4 Bedroom	£282.00 incl VAT	£312.00 incl VAT	£252.00 incl VAT	£270.00 incl VAT
4 Bedroom 2 Reception Rooms	£306.00 incl VAT	£318.00 incl VAT	£270.00 incl VAT	£282.00 incl VAT
5 Bedroom 2 Reception Rooms	£330.00 incl VAT	£372.00 incl VAT	£294.00 incl VAT	£318.00 incl VAT
5 Bedroom 3 Reception Room	£378.00 incl VAT	£410.00 incl VAT	£318.00 incl VAT	£342.00 incl VAT
6 Bed +	Price on Application			

#### TENANCY CHARGES

APT Set up & Administration Fee	£222.00 incl VAT
RRA Compliance Check – Fully Managed	£300.00 incl VAT
RRA Compliance Check – Let Only to include initial new APT & all documentation	£600.00 incl VAT
RRA Rent Review Fee – Fully Managed & Let Only	£144.00 Incl VAT
Mandatory Landlord AML/Sanction Check Fee – Required at the start of every new tenancy	£12.00 incl. VAT per Landlord/ per Property
Referencing & AML/Sanctions Checks for Tenants Fee – Please Note: If a Landlord changes their mind on accepting a tenant, through no fault of their	£66.00 incl VAT per Tenant/ Guarantor

own and after references have started, referencing for those tenants plus any future tenants will be charged to the Landlord accordingly.	
Permitted Occupier Fee	<b>£60.00 incl VAT</b>
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 visa expire and/or be renewed	<b>£42.00 incl VAT</b>
Tenancy Deposit Scheme (TDS) Registration Fee	<b>£60.00 incl VAT</b>
Tenancy Deposit Scheme (TDS) Additional year Fee	<b>£60.00 incl VAT</b>
Tenancy Deposit Scheme (TDS) Dispute Fee 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.	<b>£144.00 incl VAT</b>
Management of Rent Tribunal Fee	<b>£216.00 incl VAT</b>
Annual Income & Expenditure Statement	<b>£30.00 incl VAT</b>
Land Registry Download	<b>£24.00 incl VAT</b>
Legal For Landlords Fee Only used in the event of eviction following a relevant Section being served	<b>Varies depending on services used. Further information can be provided in the event Legal for Landlords is required</b>
Switch from Let Only to Fully Managed Service	<b>Price on application</b>

#### **ADDITIONAL SERVICES**

Energy Performance Certificate (up to 3 bed)	<b>£108.00 incl VAT</b>
Energy Performance Certificate (4 bed +)	<b>£132.00 incl VAT</b>
Floor Plan	<b>£60.00 incl VAT</b>
Energy Performance Certificate (up to 3 bed) & Floor Plan	<b>£156.00 incl. VAT</b>
Energy Performance Certificate (4 bed +) & Floor Plan	<b>£168.00 incl. VAT</b>
Legionella Risk Assessment	<b>Quote provided on request</b>
Gas Safety Certificate (up to 3 appliances)	<b>£120.00 incl VAT</b>
Additional Appliances on Gas Safety Certificate	<b>£48.00 incl. VAT, per appliance</b>
Smoke Detector or Carbon Monoxide Detector Fitting	<b>£48.00 incl VAT, per detector</b>
PAT Testing	<b>£120.00 incl VAT for up to 10 items</b>
Boiler Service (Health Check)	<b>£120.00 incl VAT</b>
Boiler Service (Full Strip Down inc. Parts)	<b>Quote provided on request</b>
Back Boiler Service	<b>Quote provided on request</b>
Gas Safety Certificate & Boiler Service	<b>£198.00 incl. VAT</b>
Gas Safety Certificate, Boiler Service & Legionella Risk Assessment	<b>£220.00 incl. VAT</b>
Property Visits – 1 annual visit free for Fully Managed For Tenant Find Service or additional visits required for managed properties	<b>£48.00 incl VAT, per hour</b>

<b>Serving Section 8 – Fully Managed and Let Only</b>	<b>£144 incl. VAT, per property</b>
<b>Start/End of Tenancy Cleaning</b>	<b>Varies depending on property size and condition - Quote provided on request</b>
<b>Duplicate Keys</b>	<b>£30.00 incl VAT (+ any additional costs)</b>

**ELECTRICAL INSTALLATION CONDITION REPORT (EICR)**

<b>1 Bed Property</b>	<b>£264.00 incl VAT</b>
<b>2 Bed Property</b>	<b>£297.00 incl VAT</b>
<b>3 Bed Property</b>	<b>£330.00 incl VAT</b>
<b>4/5 Bed Property</b>	<b>£396.00 incl VAT</b>

**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 £102.00 including VAT with a quotation attached for works required.**