

# Landlord Fees

## MANAGEMENT FEE

# 10%

Deducted automatically from rent received on a monthly basis.

### 24/7 Repair Support

Round-the-clock assistance for repairs, including emergency out-of-hours service.

### Property Inspections

Annual property visits to ensure maintenance and compliance.

### Rent Collection

We collect rent directly from tenants and transfer it to you, all funds are held in a client account.

### Compliance Monitoring

We will check and arrange for gas safety, EICR, EPC, and other compliance requirements.

### Tenancy Renewals

Efficient handling of renewals at no extra charge, we will negotiate terms and prepare any documentation.

### Vacant Inspections

We will visit the property monthly if vacant, our fee will revert to a simple flat fee.

### Landlord Dashboard

A central online hub, including property documents and details of any ongoing repair requests.

### Tenant Portal

Contains helpful guides and repair reporting, designed to streamline communication and support.

#### Tenant find

**Includes everything required to find a tenant and set up a tenancy.**

- Property marketing/ portal listing
- Viewings (Includes, 2 x group viewings)
- Tenant referencing (Including right to rent checks) for up to two tenants
- Tenancy agreement draft and e-sign.
- *Deed-of guarantee, if applicable*
- Deposit collection and registration

£495

#### Tenant Referencing

*(if required separate from the tenant find)*

£60 per tenant

#### Vacant property management fee

Our management fee will revert to a flat £100pcm fee if the property is vacant, this includes one monthly property visit. *(Any additional visit is charged at £60 for vacant properties.)*

£100pcm

#### Interest on unpaid fees

3% above Bank of England base rate per annum, calculated daily.

#### General repair and maintenance works under £2,000 *(Terms apply)*

no surcharge

#### General repair and maintenance works over £2,000

10% surcharge

#### Property float / working balance

£500

## Additional Services

### Compliance Services

Gas certificate	£90.00*
EPC Certificate	£90.00*
EICR Report	from £190*
Legionnaire test	£150*
Smoke and co2 alarm install	from £40

### Other Services

Combined Boiler Service + Gas Certificate	£180*
360 Tour & Floor Plan	£160*
Inventory & Check in Report	from £190*
Check out report	from £140*
Tenancy deposit dispute fee	£80
Waiting at property	from £65
Additional viewing	£65
Key cutting	£25
PAT testing	from £90*
Fire doors check	from £65*
Fire Risk Assessment	from £175*
Supply/install of key safe	from £120*
International bank transfer	£20 per transfer
Pre-tenancy Cleaning	POA

To keep things fair and transparent, our no-surcharge policy for repair and maintenance works under £2,000, and the 10% service fee for works over £2,000, only apply to general repair and maintenance tasks for active tenancies (please refer to our terms of business). This does not apply to compliance services or any other services listed in our landlord fees list, these include an administration fee for arranging and overseeing the work, and are presented as fixed service costs for clarity and convenience.

Services marked with an asterisk\* are supplied by third-party providers and may vary and where applicable will include an administration fee included in the price displayed. (up to date list always available at: <https://landlo.co.uk/landlord-fees/>)