

Fully managed Service

The fully managed service is our most popular option among landlords that want a worry and stress free rental service. We'll handle all aspects of your rental property, providing a full management service and letting you step back completely.

12% of the monthly rent received plus VAT (14.4% inclusive of VAT), subject to a minimum fee of £60 Inc. VAT, plus a setup fee of £208.33 + VAT, (£250 Inc.)

Non-Resident Landlords

There is an annual charge of £100 + VAT (£120 inclusive) for the preparation of paperwork required for HMRC. *This charge is payable at the start of the tax year and is non-refundable*

Rent Collection Service

The rent collection service is perfect for landlords who do not want the hassle of collecting rent but are happy to do the day-to-day property management.

Arrangement fee; 60% of the monthly rent received plus VAT (72% inclusive), subject to a minimum fee of £475 + VAT, (£570 Inc.) plus 7% + VAT (8.4% Inc.) of the rent received

Tenant Find Only Service

The tenant find only service is ideal for landlords who prefer to be more hands-on. We'll market the property, verify tenant credentials and handle the required paperwork, but let you take the lead on day-to-day management and collecting the rent.

Arrangement Fee; 60% of the first month's rent + VAT (72% inclusive), subject to a minimum fee of £475 + VAT, (£570 Inc.)

Agreement Only

The agreement-only service is ideal for landlords who find a tenant themselves. We'll draw up the paperwork at the start of the tenancy.

£400 + VAT (£480 inclusive)

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Scale of Landlord Charges

Additional Fees

Schedule of Condition & Inventory

1 bedroom	£100 + VAT (£120 inclusive)
2 bedrooms	£120 + VAT (£144 inclusive)
3 bedrooms	£130 + VAT (£156 inclusive)
4 bedrooms	£150 + VAT (£180 inclusive)

There will be an additional charge where there is more than one bathroom and where the property is furnished.

Energy Performance Certificate £95

Legionella Risk Assessment £70 + VAT (£84 inclusive)

Renewal Agreement Fee £75 + VAT (£90 inclusive)

Deposit Registration* £40 + VAT (£48 inclusive)

*included within our Full Management Service and Rent Collection Service.

End of Tenancy Inspection

(included within our Full Management Service)

Up to 2 bedrooms	£195 + VAT (£234 inclusive)
3 bedrooms	£220 + VAT (£264 inclusive)
4 bedrooms	£250 + VAT (£300 inclusive)
5 bedrooms	£295 + VAT (£354 inclusive)

Duplicate Statements Included in all services

Deposit Negotiation and Administration

(included within our Full Management Service)

£90 + VAT (£108 inclusive)

Serving Form 6a (Section 21) and Section 8 Notices

(included within our Full Management Service)

£175 + VAT (£210 inclusive)

Serving Section 13 Notices

(included within our Full Management Service)

£50 + VAT (£60 inclusive)

Additional Property Visit £95 + VAT (£114 inclusive)

Abortive Letting Fee £250 + VAT (£300 inclusive)

Overseeing/arranging additional works

£90 + VAT (£108.00 inclusive) per hour

Solicitor Witness for Statutory Declaration – Deposits only £80 + VAT (£96 inclusive)

To appear at Court or Tribunal Proceedings

By special arrangement and subject to payment of our fee of £500 including VAT for half a day's hearing.

On some occasions Seddons Lettings will use outside contractors, not all of these contractors are VAT registered.

Client Money Protection - Seddons Lettings protect their clients' monies through Client Money Protect