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Service provided by SL	Charge (excluding VAT)	Details
Tenant Find Service	£650 + VAT = £780	Including: Advising landlord, photography, online platform advertising, sourcing tenants, carry out viewings, referencing tenant and if required guarantor, preparation and execution of a tenancy agreement, provide tenants with prescribed information, collect and manage tenant deposit, move-in tenant including check-in & initial inventory, collect rent and distribute to landlord, provide monthly income and expenditure statement, deal with tenant day-to-day queries, chase tenant arrears, manage maintenance issues, undertake property visit as required with one included within fee.
Property Management	10% of rent + VAT = 12%	This Charge is due to providing a property management service throughout the course of the tenancy. This will be calculated as a percentage of the gross rent payable and is deducted from rents remitted to the Landlord for the duration of the tenancy term. Example: rent of £100 per month will incur a fee of £120 (£120 +VAT per month) = total payment £856
Rent Increase Management	£195 + VAT = £234	Management of rent increase including review of current and proposed increase/ Market comparable to justify increase/ tenancy details and timings/ prepare section13 notice delivery to tenant/ guarantor notification
Rent Increase – First Tier Tribunal Management (tenant challenges rent increase)	£250 + VAT = £300 From dependent upon work required	Preparation of tribunal application/ Gathering of evidence inc. comparable local rents/property condition/ market analysis/ communication with tenant and tribunal/ representation at the hearing (if applicable and up to 1 hour including travel)/ post decision follow-up including adjustment and documentation. This fee excludes any direct tribunal or 3rd part costs
Property Inspection	From £90 + VAT = £108	This fee is charged should the Landlord require SL to carry out an additional inspection of the Property
Landlord Database Registration Service	£75 + VAT = £90 Per year	Complete application/ upload compliance documents/ owner details and compliance checks throughout the year/ property details – the cost of the scheme will be in addition
Landlord Redress Scheme Service	£75 + VAT = £90 Per year	Complete application/ upload compliance documents/ owner details and compliance checks throughout the year/ property details – the cost of the scheme will be in addition
Selective License Management	£250 + VAT = £300 Per application	Complete application/ upload compliance documents/ upload property and room dimensions/ owner details and compliance checks throughout the year/ property details/ arrange property inspections by the local authority – the cost of the scheme will be in addition
EPC Certificates	From £95 + VAT = £114	This fee is charged should the Landlord require SL to source a contractor to undertake the necessary checks to obtain an Energy Performance Certificate for the Property on their behalf

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Statutory Declaration	£75 + VAT = £90	Prepare a statutory declaration and arrange for solicitor execution. This process is required for the release of unchallenged deposit monies.
Eviction Management	From £250 + VAT = £300	Undertaken the management of the eviction process including liaising with tenants, legal representatives and bailiffs. This is not applicable for landlords who have Rent and Legal Protection.
Court, Tribunal and Arbitration Appearance	£150 + VAT = £180 per hour + associated expenses including travel	This fee is charged should the Landlord require SL to attend a court hearing, tribunal or arbitration or to engage in protracted correspondence on the Landlord's behalf.
Statements (Additional)	£25 + VAT = £30	This fee is charged should the Landlord require SL to provide additional copies of statements (initial copies of statements will be sent to the Landlord free of charge). The fee is charged in respect of each additional statement requested.
Income & Expenditure Report	£75 + VAT = £90	This fee is charged should the Landlord require SL to produce a report of the Landlord's property income and expenditure which can be used when preparing the Landlord's tax return.
Annual Tax Certification Overseas Landlords	£125 + VAT = £150	This fee is charged if the Landlord resides overseas and require SL to retain tax from the Landlord's rental income to prepare and submit to HMRC. SL will provide the Landlord with an annual tax payment certificate which can be used for claiming a refund of tax from HMRC, should one be due.
Tax Submissions Overseas Landlords	£125 + VAT = £150 For each submission	This fee is charged if the Landlord resides overseas and requires SL to retain tax from the Landlord's rental income to submit to His Majesty's Revenue and Customs (HMRC) each quarter on the Landlord's behalf. The fee is charged quarterly after-tax payments being remitted to HMRC.
Consent to Let	£90 + VAT = £108	This fee is charged should the Landlord require us to obtain the freeholder's written consent to a tenancy on the Landlord's behalf in addition to any fees due to the freeholder.
CHAPS/Faster or overseas Payments	£30 + VAT = £36	This fee is charged if the Landlord requests the transfer of funds to them by CHAPS, Faster or Overseas Payment, together with the cost of the bank transfer.
Management Enquiries	£180 + VAT = £216 per hour	This fee is charged if the Landlord requires SL to answer on their behalf any preliminary enquiries from a third party regarding the Landlord's property for any purpose, including that of a sale.
Property Visits	£45 + VAT = £54 From + associated expenses including travel	This fee is charged for visits made to the Property by SL at the specific request of the Landlord.
Progressing Insurance Claims	10% + VAT = 12% of the settlement	This fee is charged for follow-up and progression of insurance claims made on the Property.
Cancelling a Tenancy	£350 + VAT = £420 Per annum	This fee is charged if the Landlord requires SL to cancel an arranged tenancy.

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Legionella	£50 + VAT = £60 From per visit	These fees are charged if the Landlord requires SL to arrange a Legionella risk assessment for the Property.
Utilities and Other Payments	£12 + VAT = £14.40 per transactions	This fee is charged if the Landlord requires SL to pay any utilities (see section 6.1.6) or other outgoings (see section 9.3) in respect of the Property.
Electrical Installation Condition Report (EICR) and Portable Appliance Testing (PAT)	From £180 + VAT = £216	This fee is charged should the Landlord require SL to source a contractor to undertake the necessary inspection to obtain either/ or EICR and PAT tests before any new Guest occupies the Property to ensure electrical equipment within the Property is safe. The contractor will be asked to advice on any further works and costs should they be required.
Rent & Legal Protection	£28 + VAT = £33.60 From per month dependent up rent amount	First Month's Rent Guarantee - If a signed tenancy begins but the tenant doesn't pay, landlords receive immediate compensation. Rent Arrears Cover - 100% of rent paid until vacant possession is achieved — no monthly cap Section 13 Protection – Covers the difference between old and proposed rent for up to 6 months if challenged at tribunal. Legal Expenses - Up to £100,000 for eviction, contract disputes, squatters, and appeals. Property Damage Cover - Increased to £1,000, paid on top of deposit if damage exceeds £1,000. Eviction Support - Includes Section 8 and squatter removal. Alternative Accommodation - Up to £175/night for 3 months if landlord needs to move back in. Storage Costs - Up to £15/day for 3 months.
Cutting of Keys	From £10 + VAT = £12 per key	This fee is charged for the arrangement of additional keys for the Property
Progressing Insurance Claims	10% + VAT = 12% of the settlement	This fee is charged for follow-up and progression of insurance claims made on the Property.
Check Out	From £165 + VAT = £198 (1-2 bed) £185 + VAT = £222 (3-4bed) £225 + VAT = £270 (5+bed)	This fee is charged to the Landlord for SL to conduct a check- out and full inventory update including photographs at the end of tenancy.
Maintenance Service	By individual quotation	SL provide an inhouse Handyman service including, decoration, carpentry, etc. Specialised contractors are also used. Jobs are quoted individually.
Vacant Management Services	£395 + VAT = £474	This fee is charged if the Landlord requires SL to manage a property without a tenant.
Gas Safety Certificate (GSC)	From £90 + VAT = £108	This fee is charged should the Landlord require SL to source a contractor to undertake the necessary inspection to obtain a Gas Safety Certificate (GSC) before any new Occupant occupies the Property to ensure the Property is safe. The contractor will be asked to advise on any further works and costs should they be required

Service provided by SL	Charge (excluding VAT)	Details
Handover & Snagging Fee	£250 + VAT = £300 From, size dependent	This fee is charged if the Landlord requires SL to accept handover of a purchased property or snag a property for handover and includes full inventory
Sale of Property	3% + VAT = 3.6 % of sale price	This commission is charged for the introduction of a purchaser for the successful sale of the Property
Let Only Service	From £995 + VAT = £1194	This Charge is due upon commencement of a tenancy for finding a satisfactory tenant for the Landlord and for the preparation of a tenancy agreement. £125 non-refundable payment is required upon instruction, and the remaining Charge is due upon commencement of the tenancy. This service includes the following: advising landlord, photography, online platform advertising, sourcing tenants, carry out viewings, referencing tenants and if required guarantor, preparation and execution of a tenancy agreement, provide tenant with prescribed information, move-in tenant including check-in & initial inventory. Landlords MUST supply all compliance documents including National Database/Redress registration