



Complete Property Solutions
Lettings, Management, HMOs & More in One Place.

T. +44 7365135245 | **E.** Info@propertiva.co.uk | **W.** www.propertiva.co.uk

Landlord Fee Guide

Let-Only Service: 8% (of total annual rent)

Our Let-Only service includes:

- Property marketing and valuation
- Professional photography and listings on top UK portals
- Accompanied viewings with prospective tenants
- Comprehensive referencing and Right to Rent checks
- Tenancy agreement preparation
- Deposit handling and registration (optional add-on)
- Move-in coordination

Example:

If monthly rent is £1,200, the one-time fee is £1,152 **(8% of £14,400 annual rent)**.

Fee is payable upon signing the tenancy and applies on renewal unless otherwise agreed.

Fully Managed Service: 12% (monthly, ongoing)

Includes all Let-Only services, plus:

- Rent collection and direct deposit to landlord account
- Ongoing tenant communication and issue resolution
- Contractor coordination and maintenance oversight
- Safety certificate management (Gas, EICR, EPC)
- Utility transfers and council tax liaison
- Quarterly property inspections with digital reports
- Check-out management and deposit guidance
- Vacant property oversight
- Dedicated property manager

Example:

At £1,200 rent/month, monthly management fee is £144.

A 12-month tenancy would total £1,728 in annual management fees.

Renewals

- Let-Only renewal: 6% of annual rent
- Fully Managed renewal: 10% of annual rent



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(Includes re-negotiation, tenant retention, rent review, updated agreements, utility updates.)

Additional Services (where applicable)

- Tenancy Agreement Drafting (if separate): £95.00
- Deposit Registration (standalone): £75.00
- EPC Arrangement: £90.00
- Gas Safety Certificate: £95.00
- EICR (Electrical Safety Check): £150.00
- Inventory (Studio – 2 bed, furnished): From £145.00
- Additional Inventory Items (e.g. en-suites, gardens): +£20.00 per room
- Cleaning Coordination (pre/post tenancy): £50.00 (plus contractor invoice)
- Vacant Property Management (bi-weekly visits): £100.00/month
- Court Attendance (per day): £350.00
- Third Party Liaison (e.g., solicitor, insurer): £84.00
- Overseas HMRC Filing (quarterly): £100.00
- Refurb Coordination (above routine): 10% of cost (min £100)
- Key Cutting & Delivery: £30.00 plus key cost

Important Notes

- All fees are inclusive of VAT where applicable.
- Charges are subject to change. Please contact us for the latest version.
- Bespoke packages and volume landlord discounts available upon request.