LANDLORD FEES

Full Management and Rent Collection Fees

Full Management and Compliance Service Fee

A management fee of 12% (inc. VAT) of the monthly rent is payable for the duration of the Assured Periodic Tenancy.

In addition, a monthly compliance fee of £15.00 (inc. VAT) is payable for the duration of the Assured Periodic Tenancy.

Rent Collection Service Fee

10.2% (inc. VAT) of the monthly rent for the duration of the Assured Periodic Tenancy.

Optional Monthly Compliance Fee (Rent Collection)

£15.00 (inc. VAT) of the monthly rent for the duration of the Assured Periodic Tenancy.

Set Up and Letting Fees

Set Up Fee Per Tenancy

A fixed fee of £395 (inc. VAT) is payable to cover the cost of two tenant referencing checks, two anti–money laundering (AML), politically exposed person (PEP) and sanctions checks, and two Right to Rent checks. The fee also includes tenancy negotiation, administration, and the provision of a written statement to tenants in accordance with the Renters' Rights Act 2025. Any additional tenant referencing checks or anti–money laundering (AML), PEP and sanctions checks will be charged as set out below.

Additional Reference and AML Checks (per tenant)

£36 (inc. VAT)

Guarantor Fee (If required)

£72 (inc. VAT) per guarantor covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Inventory, Schedule of Condition and Check In

See below chart

Rent Guarantee and Legal Protection Service

£395 (inc. VAT) per annum

Introduction Service Fee

(Not applicable to Fully Managed or Rent Collection Service)

A fee equivalent to one month's rent (inc. VAT) is payable in advance, based on a minimum fixed term of twelve months.

This service does not require a set-up fee; however, charges will apply for each tenant referencing check and landlord anti–money laundering (AML) check, as outlined above. A tenancy deposit registration fee (where applicable) will also be charged as detailed below.

Deposit Registration Fee

£114 (inc. VAT)

Pre- Tenancy Fees

Arranging and facilitating statutory compliance requirements (in addition to the cost of the compliance item itself) where not provided or undertaken by the landlord.

Energy Performance Certificate (EPC): £30 (inc. VAT)
Gas Safety Certificate (GSR): £30 (inc. VAT)
Electrical Installation Condition Report (EICR): £30 (inc. VAT)
Legionella Risk Assessment: £20 (inc. VAT)
Installation of smoke alarms and carbon monoxide detectors: £54 (inc. VAT) per unit
Testing of smoke alarms and carbon monoxide detectors (on the first day of tenancy): £6 (inc. VAT) per unit

During Tenancy Fees

Additional Property Visits: £102 (inc. VAT) per visit.
Rent Review Fees: £144 (inc. VAT) per tenancy.
Right-to-Rent Follow-Up Check: £36 (inc. VAT) per check.
Landlord Withdrawal Fees: £395 (inc. VAT) per tenancy.

Financial Charges

Interest on Unpaid Commission: 3% above the Bank of England Base Rate from Due Date until paid.
Contractor Commission: 10% of contractors invoice (inc. VAT).
Fees for providing an Annual Income and Expenditure Schedule: £120 (inc. VAT) annually.

End of Tenancy Fees

Check-out Fees: See below chart
Tenancy Dispute Fee: £234 (inc. VAT) per tenancy.
Fees for the service of Legal Notices: £144 (inc. VAT) per Notice.
Court Attendance Fees: £120 (inc. VAT) per hour.

Property Size	Inventory & Schedule of Condition	Check-In	Check-Out
Studio / 1 Bedroom	£174	£138	£162
2 Bedrooms	£186	£150	£174
3 Bedrooms	£198	£156	£180
4 Bedrooms	£222	£162	£186
5 Bedrooms	£246	£198	£222

David Cliff Property Services Limited is a member of **The Property Ombudsman** and **Money Shield**, demonstrating its compliance with recognised industry standards and the provision of both independent dispute resolution and client money protection. All fees quoted by the company are inclusive of VAT and are subject to change, and clients are therefore advised to confirm the most up-to-date pricing prior to entering into any agreement.