

## **LANDLORD FEE CHARGES. Effective from 1<sup>st</sup> November 2025.**

### **MANAGED SERVICE:**

A charge of generally 8% (plus VAT) or 9.6% (including VAT) of the gross rent collected, although dependent upon the value of rental per calendar month.

### **LETTING FEE/MARKETING CHARGES ON A MANAGEMENT BASIS**

A Letting Fee, including marketing charges, amounting to generally £675.00 (plus VAT) or £810.00 (including VAT), although dependent upon the value of rental per calendar month.

- ✓ Property photographs.
- ✓ To Let Board.
- ✓ Advertising on Rightmove, On the Market and The Lee Shaw Partnership websites.
- ✓ Presentation in our Lettings Guide.
- ✓ Office window displays.
- ✓ Accompanied Viewings.
- ✓ Full reference reports, including Right to Rent checks, PEP's and Sanctions.
- ✓ Inventory and property condition Schedules.
- ✓ Production of the Tenancy Agreement and signing on the landlords behalf.
- ✓ Overseeing the checking in process.
- ✓ Advising the Utility Companies and Local Authority of the Tenancy (at commencement/cessation).
- ✓ Updates on all legislative issues.
- ✓ Collection and processing of the monthly rental received.
- ✓ Property inspection reports every 6 months.
- ✓ Automatic renewal of the Electrical/Gas safety certification, along with the EPC (Energy Performance Certificate).
- ✓ Lodging of the deposit and dealing with the various processes.
- ✓ Preparation, hand delivery, along with electronic transfer of all Possession and Rent Increase notices.
- ✓ Final checkout inspection and arbitrating on the return of the deposit.