## Landlords' Guide to Services and Fees

We are committed to being upfront with our charges and fees. The table below shows all Landlord fees shown both inclusive and exclusive of VAT. For more details, please refer to your Terms of Business or ask a member of our team.





part of John D Wood & Co.

Post   Property Property Comment   Property Visits (Per Visit)		Net	Gross
Standard Letting Service (SLS)  Deposit/Deposit Replacement Service (TI)  Evaluation of the property of the pr	Description of Fee		
Deposit/Deposit Replacement Service (TI)  Francy Agreement Service and executor of document Hospides by us)  Francy Extending and executor of document Hospides by us)  Exclusive Tax Service (FM/SLS)  Exclusive Tax Service (FM/SLS)  Exclusive Tax Service (FM/SLS)  Frepare quarterly tax returns  Prepare quarterly tax returns  Property Preparation Service  Attending Legal Proceedings (Per-Hour plus travel)  Arranging non routine maintenance as required from the student of document for the property of the net invoice from the student of document of contract or works)  Additional Property Visits (Prom £55 per visit)  Proposit Transfer/Mid Term Transfer  Additional Property Visits (Prom £55 per visit)  Proposit Transfer/Mid Term Transfer  £100  £112  Additional Property Visits (Prom £55 per visit)  Prom £55 per visit  Prom £56 per visit  Prom £55 per visit  Prom £56 per visit  Prom £56 per visit  Prom £56 per visit  Prom £55 per visit  Prom £56 per visit  Prom £56 per visit  Prom £55 per visit  Prom £56 per visit  £12 per visit  £12 per visit  £12 per visit  £13 £18  Extra Service of Notices (Property Visits)  £15 £18  Extra Service of Notices (Property Visits)  Extra Service of No	Full Management (FM)	15% of monthly rent	18% of monthly rent
Tenancy Agreement protetting and execution of document. I supplied by usign protetting and execution of document. I supplied by usign protetting and execution of document. I supplied by usign protetting and execution of document. I supplied by usign protetting and execution of document. I supplied by usign protetting and execution of document. I supplied by usign protetting and execution of document. I supplied by usign protecting and execution of document. I supplied by usign protecting and in the protection of executions. I supplied by usign protecting are execution of executions. I supplied by usign protecting are execution of contractor working.  Property Preparation Service  Attending Legal Proceedings (Fer Hour) plus trave)  Additional Property Visits (Fer Visit)  Deposit Transfer/Mid Term Transfer  \$100 \$120  \$120  \$131  \$138  Landlord Regulation Checks includes Home Led Referencing HMO Litence monitoring, but the subsection of Notices (Fer Hour) several plus to a fer announce of Notices, (Fer Hour) several plus to a fer announce of Notices (Fer Hour) (Fer Hour) several plus to a fer the sex Concentration Sequence for Notices, (Fer Hour) (Fer Hour) (Fer Hour)  Service of Notices (Fer Hour) (Fer H	Standard Letting Service (SLS)	10% of monthly rent	12% of monthly rent
the drifting after decentation of document 11 supplied by usi  Exclusive Tax Service (FM/SLS)  Exclusive Tax Service (FM/SLS)  Prepare quarterly tax returns  Property Preparation Service  Subject to Quotation  Attending Legal Proceedings (Per Hour plus Yave)  Additional Property Visits (Per Visit)  Prom £55 per visit  From £55 per visit  Prom £66 per visit  Prom £66 per visit  Prom £66 per visit  Prom £65 per visit  Prom £66 per visit  £12.50 pcm  £12.50 pcm  £15.50 pcm	Deposit/Deposit Replacement Service (TI)	£40	£48
Exclusive Tax Service (FM/SLS)  Exclusive Tax Service (FM/SLS)  Frepare quarterly tax returns  Subject to Quotation  Attending Legal Proceedings (Per Hour plus travel)  Attending Legal Proceedings (Per Hour plus travel)  Arranging non routine maintenance as required (menegement and instruction of contractor works)  Additional Property Visits (Per Visit)  Prom £55 per visit  From £55 per visit  From £56 per visit  Prom £56 per visit  Prom £56 per visit  Prom £56 per visit  Additional Annual HMRC Reporting  Landlord Regulation Checks Includes Home Let Referencing, HMO Ulcence monitoring, Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to Rent Checks, Checking Sinds and CO Alaims at commencement of defaults;  Service of Notices (if Landlord Regulation Check is not selected)  From £40  Explored Population Checks are considered to general to defaults;  From £40  Explored Population Checks (includes Capture)  Explored Population Checks (included Regulation Check is not selected)  Explored Population (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Explored Population (per Legislative Horizon Seasoning, Right to Rent Re-Checks  Explored Population Checks (included Regulation Check is not selected)  Explored Population (per Legislative Horizon)  Explored Population (per		£229.17	£275
Prepare quarterly tax returns Property Preparation Service Attending Legal Proceedings (Per Hour plus travel) Arranging non routine maintenance as required (management and instruction of contractor works) Additional Property Visits (Per Visit) Peposit Transfer/Mid Term Transfer Additional Annual HMRC Reporting Landlord Regulation Checks includes Home Let Referencing, HMO Licence monitoring, Deposit Deposit Replacement Service of Notices, Legislative Horizon Scanning, Right to Rent checks, Checking Shoke and CO Alarms at commencement of the Contractor works (Per Visit)  Service of Notices (if Landlord Regulation Checks in not selected) Property Management Service of Notices (Legislative Horizon Scanning, Right to Referencing (Per Tenanti/Guarantor) (if Landlord Regulation Check is not selected) Property Management Service (Service and Annual Horizon Scanning) Prom £40 Prom £40 Prom £40 Prom £48 Prom £41 Prom £42 Prom £43 Prom £44 Prom £44 Prom £44 Prom £44 Prom £44 Prom £45 Prom £46 Prom £46 Prom £46 Prom £46 Prom £47 Prom £48 Prom £47 Prom £48 Prom	·	£100	£120
Property Preparation Service Attending Legal Proceedings (Per Hour plus travel) Arranging non routine maintenance as required (menagement and instruction of contractor works) Additional Property Visits (Per Visit) Peposit Transfer/Mid Term Transfer Additional Annual HMRC Reporting Landlord Regulation Checks includes: Home Let Referencing, HMO Licence monitoring, Deposit Peposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to Rent Lecks, Checking Smoke and CO Alarms at commencement of tenancy.  Service of Notices (if Landlord Regulation Check is not selected) Service of Notices (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Right to Rent Re-Checks  Empty Property Management service (supervision of and property visits to unoccupied properties)  From £40  From £48  Empty Property Management service (supervision of and property visits to unoccupied properties)  From £40  Inventory Preparation Intege or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quaration  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quaration  Inventory Check (Dut Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quaration  Inventory Check (Dut Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quaration  Arranging Keys (Replucement keys and/or additional copies)  Energy Performance Certificate fee  Subject to Quotation  Perdodic Electrical Inspection fee	Exclusive Tax Service (FM/SLS)	£65	£78
Attending Legal Proceedings (Per Hour plus travel)  Arranging non routine maintenance as required (management and instruction of contractor works)  Additional Property Visits (Per Visit)  Deposit Transfer/Mid Term Transfer  Additional Annual HMRC Reporting  Additional Annual HMRC Reporting  Additional Annual HMRC Reporting  Landlord Regulation Checks Includes: Home Let Referencing, HMO Licence monitoring, E15  E18  Landlord Regulation Checks Includes: Home Let Referencing, HMO Licence monitoring, E15  Earl Subject of Notices (Fit Landlord Regulation Check is includes; Home Let Referencing, HMO Licence monitoring, E15  Earl Subject of Notices (Fit Landlord Regulation Check is not selected)  E75  E90  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  E75  E90  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  E75  E90  Right to Rent Re-Checks  E100  E120  Empty Property Management service (supervision of and property visits to prompted properties)  Enormulating Deposit Adjudication Claim  E50  E60  Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotetion  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 seep properties (Somin / £840 max 2 reception rooms will be subject to quotetion and those exceeding 5 bedrooms with 2 seep properties)  English Referencing Report Report Report Report Report Referencing Report Repor	Prepare quarterly tax returns	£125	£150
Arranging non routine maintenance as required (management and instruction of contractor works)  Additional Property Visits (Per Visit)  Deposit Transfer/Mid Term Transfer  £100 £120  Additional Annual HMRC Reporting £15 £18  Landlord Regulation Checks Includes Home Let Referencing, HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to Rent Checks, Checking Smoke and Co Alarma at commencement of tenancy.  Service of Notices (I Landlord Regulation Check is not selected)  £75 £90  Referencing (per Tenant/Guarantor) (I Landlord Regulation Check is not selected)  £75 £90  HMO Licence Application (excludes cost of licence and any risk assessmet or other occurrentation required to grant the licence)  £100 £120  Empty Property Management service (supervision of and property visits to unoccupied properties)  From £40  From £48  From £40  Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 creception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 creception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 creception rooms will be subject to quotation  Arranging Keys (Replacement keys and/or additional copies)  £40 £48  Energy Performance Certificate fee  \$100 £120  £48  Energy Performance Certificate fee  Subject to Quotation  Periodic Electrical Inspection fee	Property Preparation Service	Subject to Quotation	
Additional Property Visits (Per Visit)  Prom £55 per visit  From £56 per visit  Prom £56 per visit  Prom £66 per visit  Prom £	Attending Legal Proceedings (Per Hour plus travel)	£200	£240
Deposit Transfer/Mid Term Transfer  Additional Annual HMRC Reporting  Landlord Regulation Checks includes: Home Let Referencing, HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to Rent Checks, Checking Smoke and CO Alarms at commencement of Lenancy.  Service of Notices (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  Ego 0 £200  £240  £200  £240  £200  £240  £200  £240  £200  £240  £200  £240  £200  £240  £200  £2		10% of the net invoice	12% of the net invoice
Additional Annual HMRC Reporting  £15 £18  Landlord Regulation Checks includes: Home Let Referencing, HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to Rent Checks. Checking Smoke and CO Alarms at commencement of tenancy.  Service of Notices (if Landlord Regulation Check is not selected)  £75 £90  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  £75 £90  HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence)  Right to Rent Re-Checks  £100 £120  Empty Property Management service (supervision of and property visits to unoccupied properties)  From £40  From £48  From £40  Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 50 min / £700 max 2 £60 min / £840 max 2 reception rooms will be subject to quotation  Arranging Keys (Replacement keys and/or additional copies)  £40 £48  Energy Performance Certificate fee  \$100 £120  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  Periodic Electrical Inspection fee	Additional Property Visits (Per Visit)	From £55 per visit	From £66 per visit
Landlord Regulation Checks Includes: Home Let Referencing, HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to Rent checks, Checking Smoke and CO Alarms at commencement of tenancy.  Service of Notices (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  ### Example Check of Notices (if Landlord Regulation Check is not selected)  ### Example Check of Notices (if Landlord Regulation Check is not selected)  ### Example Check of Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence)  ### Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  ### Example Check of Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence)  ### Example Check of Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence)  ### Example Check of Licence Checks  ### Example Che	Deposit Transfer/Mid Term Transfer	£100	£120
Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to Rent checks, Checking Smoke and CO Alarms at commencement of tenancy.  Service of Notices (if Landlord Regulation Check is not selected)  Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  E75  £90  HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence)  Right to Rent Re-Checks  £100  £120  Empty Property Management service (supervision of and property visits to unoccupied properties)  Formulating Deposit Adjudication Claim  £50  £60  Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Formulating Reys (Replacement keys and/or additional copies)  £40  £48  Energy Performance Certificate fee  £100  £120  Gas Safety Record fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation	Additional Annual HMRC Reporting	£15	£18
Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)  ### Example 1	Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Right to	£12.50pcm	£15pcm
HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence)  Right to Rent Re-Checks  E100  Empty Property Management service (supervision of and property visits to unoccupied properties)  From £40  From £48  From £40  From £48  Formulating Deposit Adjudication Claim  £50  Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Arranging Keys (Replacement keys and/or additional copies)  £40  £48  Energy Performance Certificate fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  Periodic Electrical Inspection fee	Service of Notices (if Landlord Regulation Check is not selected)	£75	£90
Right to Rent Re-Checks  £100 £120  Empty Property Management service (supervision of and property visits to unoccupied properties)  From £40 From £48  Formulating Deposit Adjudication Claim £50 £60  Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Arranging Keys (Replacement keys and/or additional copies) £40 £48  Energy Performance Certificate fee £100 £120  Gas Safety Record fee Subject to Quotation  Portable Appliance Test fee Subject to Quotation  Periodic Electrical Inspection fee	Referencing (per Tenant/Guarantor) (if Landlord Regulation Check is not selected)	£75	£90
Empty Property Management service (supervision of and property visits to unoccupied properties)  From £40  From £48  From £40  From £48  From £48  From £40  From £48  £50  £60  Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  From £40  £50 min / £700 max  £60 min / £840 max  £40  £48  Energy Performance Certificate fee  £100  £120  Gas Safety Record fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  Periodic Electrical Inspection fee		£200	£240
Formulating Deposit Adjudication Claim    \$50   \$60     Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation    Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation    Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation    Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation    Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation    Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 foo min / £700 max    £60 min / £840 max     £60 min /	Right to Rent Re-Checks	£100	£120
Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Arranging Keys (Replacement keys and/or additional copies)  Energy Performance Certificate fee  \$100  \$120  Gas Safety Record fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  Subject to Quotation  Subject to Quotation		From £40	From £48
Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Arranging Keys (Replacement keys and/or additional copies)  Energy Performance Certificate fee  £100  £120  Gas Safety Record fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  Subject to Quotation	Formulating Deposit Adjudication Claim	£50	£60
Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation  Arranging Keys (Replacement keys and/or additional copies)  Energy Performance Certificate fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  £50 min / £700 max  £60 min / £840 max  £60 min / £840 max  £60 min / £840 max  £50 min / £700 max  £50 min / £700 max  £50 min / £700 max  £50 min / £840 max  £40  £48  Energy Performance Certificate fee  £100  £120  Subject to Quotation  Periodic Electrical Inspection fee  Subject to Quotation		£50 min / £700 max	£60 min / £840 max
Arranging Keys (Replacement keys and/or additional copies)  Energy Performance Certificate fee  £100 £120  Gas Safety Record fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  Periodic Electrical Inspection fee  Subject to Quotation		£50 min / £700 max	£60 min / £840 max
Energy Performance Certificate fee £100 £120  Gas Safety Record fee Subject to Quotation  Portable Appliance Test fee Subject to Quotation  Periodic Electrical Inspection fee Subject to Quotation		£50 min / £700 max	£60 min / £840 max
Gas Safety Record fee  Subject to Quotation  Portable Appliance Test fee  Subject to Quotation  Subject to Quotation  Subject to Quotation	Arranging Keys (Replacement keys and/or additional copies)	£40	£48
Portable Appliance Test fee  Subject to Quotation  Subject to Quotation	Energy Performance Certificate fee	£100	£120
Periodic Electrical Inspection fee Subject to Quotation	Gas Safety Record fee	Subject to Quotation	
·	Portable Appliance Test fee	Subject to Quotation	
Legionella Risk Assessment fee Subject to Quotation	Periodic Electrical Inspection fee	Subject to Quotation	
	Legionella Risk Assessment fee	Subject to Quotation	

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