



## Davies & Partners Landlord Scale of Fees

(All fees are listed inclusive of VAT)

March 2023

Standard Management Fee	Letting Only Service Fee	Letting and Rent Collection Fee
14.4% of rent due per calendar month	£900.00	9.6% of rent due per calendar month

Additional Charges where necessary:	
Tenancy Set-Up Fee & Minimum Fee	£300.00 (Not for Letting Only Service)
Subsequent Tenancy Set-Up Fee	£150.00 (Not for Letting Only Service)
Tenancy Deposit Service Fee	£50.00
Tenancy Renewal Fee	£100.00
Issuing legal notices (possession and rent increases)	£90.00
Charge for each additional applicant requiring referencing beyond the first two	£90.00
Administration of NRL tax returns	£75.00 per quarter
Major work/refurbishment by agreement of all parties	9% of total contractor invoices
Hourly rate for other work outside of our contract	£72.00 per hour
Pre-tenancy Cleaning	Price dependent on property size
Gas Safety Certificate	Price dependent on number of appliances
Energy Performance Certificate	£150.00
Electrical Safety Inspection	Price dependent on property size
Legionella Risk Assessment	£65.00
Inventory/Schedule of Condition to include Check-in and Check-out	As per the table below

Inventory Clerk prices (inc VAT)	One Bedroom Property	Two Bedroom Property	Three Bedroom Property	Four Bedroom Property	Five Bedroom Property
Inventory & Schedule of Condition	£90.00	£114.00	£132.00	£180.00	£204.00
Check-in/Check-out inspection. Fee taken at the start of a tenancy	£162.00	£174.00	£204.00	£234.00	£276.00
Update of existing inventory	£60.00	£72.00	£72.00	£84.00	£90.00

Client Money Protection: [www.propertymark.co.uk](http://www.propertymark.co.uk)

Independent Redress: [www.tpos.co.uk](http://www.tpos.co.uk) Member number: N00232