

Landlord fees



At Hat and Home we want to ensure you know what costs you are going to incur and other charges which may come up before, during or after the tenancy. If you have any questions or would like clarity surrounding the charges levied or your obligations, your Hat and Home representative will be delighted to help.

Lettings services

Tenancy agreement fee (applicable to every tenancy)

Fee

Prepare tenancy agreement	£250 + VAT* (£300)
Register deposit with an approved scheme	
Obtain tenant references and verify identities (Up to four tenants)	

Tenant find

High impact, comprehensive marketing	8% + VAT* (9.6%)
Finding a tenant	
Collection of first month's rent and deposit	

Rent collection (includes everything above, plus):

Organise pre-tenancy clean if required by the landlord	10% + VAT* (12%)
Arrange inventory check-in	
Ongoing collection of rent with monthly statements	
Organisation of gas safety certificates if required by the landlord	

Full Management (includes everything above, plus):

Assigned property manager	14% + VAT* (16.8%)
Transfer of utilities	
Rental payment arrears management	
Arranging all repairs and maintenance	
Keyholding service	
Bi-annual property inspections	
Managing the check-out process	

**Lettings service fees based on a percentage of the total rent for the length of the entire initial tenancy period*

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Ancillary charges

Before the tenancy

	Fee (including VAT)
Inventory and Check in (see specific charges in table below)	From £192
Gas safety certificate (up to 3 appliances)	£150
Legionella legal requirements (if required)	£180
Smoke and carbon monoxide alarm check and fixture	£108 (first alarm). £30 (per alarm thereafter)
Portable appliance test (if required)	£138
Electrical safety (EICR test) (if required)	£204-£252
Energy Performance Certificate	£120

During the tenancy

Overseas landlords not holding HMRC exemption certificates	£100 per quarter
Income and expenditure reports and statements	£96 (included in Full Management service)

After the tenancy

Check-out report (see specific charges in table below)	From £144
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Legal charges

Preparation and service of Section 21 Notice	£94 (included in Full Management service)
Court attendance	£114 per hour

Inventories/Check ins/Check outs/Cleaning

	1 Bed flat	2/3 Bed flat	2 Bed house	3 Bed house	4 Bed house
Inventory/Check in	£192	£204	£222	£240	£POA
Check out	£144	£168	£186	£216	£POA
	1 Bed flat	2 Bed flat	2 Bed house	3 Bed house	4 Bed house
Cleaning	£270	£306	£366	£426	£492

Larger properties or flats with multiple bedrooms priced individually.