

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

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*

Landlord fees

Ancillary charges

Before the tenancy	Fee (including VAT where applicable)
Inventory and Check in (see specific charges in table below)	From £170
Gas safety certificate (up to 3 appliances)	£114
Legionella legal requirements (if required)	£165.60
Smoke and carbon monoxide alarm check and fixture	From £96
Portable appliance test (if required)	£114
Electrical safety (EICR test) (if required)	From £222
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 £124
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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

	Studio	1 Bed	2 Bed	3 Bed	4 Bed +
Inventory/Check in (Unfurnished)	£170	£192	£204	£240	£POA
Check out (Unfurnished)	£124	£144	£168	£216	£POA
Inventory/Check in (Furnished)	£190	£212	£224	£260	£POA
Check out (Furnished)	£144	£164	£188	£236	£POA

Cleaning quotes available on request.