

Agents Fees for Landlords

We offer 3 services to Landlords and they differ in the level of service required as follows:

- 1 Tenant Introduction Service 10% + VAT of the monthly Rent (12% inclusive of VAT)
minimum fee £750 + VAT £900 Inclusive of VAT
- 2 Rent Collection Service 10% + VAT of the monthly rent (12% inclusive of VAT)
minimum fee of £750 + VAT £900 inclusive of VAT
- 3 Full Management Service 15% + VAT of the monthly rent (18 % inclusive of VAT)
minimum fee of £1125 + VAT £1350 Inclusive of VAT

Rent collection and full management services do not incur a tenant introduction fee and are simply taken on a monthly basis from the rent collected – no upfront fees.

- Tenancy Agreement £80 + VAT (£100 inclusive of VAT)
- Renewal Fee Yr1 £250 + VAT – (£300 Inclusive of VAT)
- Renewal Fee Yr2 £150 + VAT – (£180 Inclusive of VAT)
- Renewal Fee Yr3 £50 + VAT – (£60 Inclusive of VAT)
- Deposit registration £30 + VAT – (£36 Inclusive of VAT)
- Vacant Property Care £75 + VAT – (90 Inclusive of VAT) per month
- Major Works supervision 10% + VAT – (12% Inclusive of VAT)
- Agreement withdrawal £500 + VAT – (£600 Inclusive of VAT)

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ADDITIONAL EXPENSES (Where Applicable)

- Inventory Check-In Fee

Studio / 1 Bedroom Flat	(unfurnished)	£70	(furnished)	£84
2 Bedroom Flat	(unfurnished)	£80	(furnished)	£96
3 Bedroom Flat	(unfurnished)	£90	(furnished)	£108
1 Bedroom House	(unfurnished)	£80	(furnished)	£96
2 Bedroom House	(unfurnished)	£90	(furnished)	£108
3 Bedroom House	(unfurnished)	£100	(furnished)	£120
4 Bedroom House	(unfurnished)	£110	(furnished)	£132

(Prices based on 1 lounge, 1 bathroom, kitchen and hallways, extra rooms are charged at £10 per extra room)

- Creating Inventory Report (where applicable)

Studio / 1 Bedroom Flat	(unfurnished)	£80	(furnished)	£96
2 Bedroom Flat	(unfurnished)	£90	(furnished)	£108
3 Bedroom Flat	(unfurnished)	£100	(furnished)	£120
1 Bedroom House	(unfurnished)	£90	(furnished)	£108
2 Bedroom House	(unfurnished)	£100	(furnished)	£120
3 Bedroom House	(unfurnished)	£110	(furnished)	£132
4 Bedroom House	(unfurnished)	£120	(furnished)	£144

- Energy Performance certificate £75 • Gas Certificate £75 • Electric certificate £75 • Legionella £85

Coady Phillips are members of:

NALS (National Approved Lettings Scheme)

DPS (Deposit Protection Service)

TDS (Tenancy Deposit Scheme)

The Property Ombudsmen – Providers of the redress scheme