

Landlord fees schedule

LEVELS OF SERVICE OFFERED

	Tenant Find: 72% of rent, minimum £432 (inc. VAT)	Rent collection: 9% of rent (inc. VAT)	Fully managed: 14.4% of rent (inc. VAT)
Agree the rental value	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Advise on refurbishment requirements	✓	✓	✓
Erect board outside property in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1992	✓	✓	✓
Market the property and advertise on relevant portals	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Tenant find service	✓	✓	✓
Advice on non-resident tax status and HMRC (if relevant)	✓	✓	✓
Collect and remit initial months' rent	✓	✓	✓
Provide tenants with method of payment	✓	✓	✓
Deduct any pre-tenancy invoices	✓	✓	✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	✓	✓	✓
Advise all relevant utility providers of any changes	✓	✓	✓
Agree collection of any shortfall and payment method	✓	✓	✓
Demand, collect and remit the monthly rent		✓	✓
Arrangement of payments for statutory requirements during tenancy		✓	✓
Pursue non-payment of rent and provide advice on rent arrears actions		✓	✓
Undertake risk based visits (two per annum included) and notify the landlord regards condition of the property			✓
Arrange routine repairs and instruct approved contractors			✓
Tenancy Deposit dilapidation negotiations			✓
Hold keys securely throughout the tenancy term			✓

Landlord fees schedule



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

www.yarmside.co.uk

START OF TENANCY FEES

[All fees are VAT inclusive]

Set-up Fees: £320 per tenancy.

Referencing for up to two tenants (ID and Sanctions checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £50 per tenant.

Deposit Registration Fees (where collected): £36 per tenancy.

Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

Inventory / Schedule of Condition Fees: POA subject to £90 minimum. Dependant on furnished/unfurnished, the number of bedrooms and/or size of the property and any outbuildings.

Guarantor Fees: £60 per guarantor.

Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £50 per permitted occupier.

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

Accompanied Check-in Fees: £55 per tenancy.

Attending the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, explain the operation of appliances, highlight the location of utility meters, stop-cocks etc. and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

Landlord Withdrawal Fees (before move-in): £200 per tenancy.

To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

CLIENT MONEY PROTECTION:



www.propertymark.co.uk



INDEPENDENT REDRESS:



www.tpos.co.uk



Landlord fees schedule



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

www.yarmside.co.uk

DURING TENANCY FEES

Additional Property Visits: £55 per visit.

Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Rent Review Fees: £36 per tenancy.

Rent can only be increased once a year and landlords will not be able to increase the rent within the first 12 months of the tenancy. Landlords must use the process in Section 13 of the Housing Act 1988 for increasing the rent and ensure the notice is in writing using Form 4A. Landlords must give at least two months' notice before the increase starts. The increase must be in line with local market rents.

Variations to Contract Fees: £36 per tenancy.

Contract negotiation, amending and updating terms and arranging for the signing of an amended tenancy agreement. After 1 May 2026, it will not be possible for assured tenancy agreements to have a fixed term or a set end date. All tenancies will automatically become rolling periodic tenancies from 1 May 2026.

Landlord Withdrawal Fees (during tenancy): £150 per tenancy.

To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary), returning all relevant documents held by the agent to the landlord, and any other actions required. This does not apply to a Tenant-Find service.

Arrangement Fees for refurbishment: £295. Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee.

CLIENT MONEY PROTECTION:



www.propertymark.co.uk



INDEPENDENT REDRESS:



www.tpos.co.uk



Landlord fees schedule



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

www.yarmside.co.uk

END OF TENANCY FEES

Check-out Fees: £POA subject to £115 minimum.

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Tenancy Deposit Dispute Fee: £72. The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute.

Fees for the service of Legal Notices: £36 per Notice.

Court Attendance Fees: £60 per hour.

OTHER FEES AND CHARGES

Arranging and facilitating statutory compliance, if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) £110
- Gas Safety Certificate (GSR): £110
- Electrical Installation Condition Report (EICR): £180
- Portable Appliance Testing (PAT): £POA
- Legionella Risk Assessment: £POA subject to £100 minimum
- Install smoke and carbon monoxide alarms: £POA

Management Take-over Fees: £150 per tenancy.

To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under 'Set-up Fees' above, receiving and protecting the tenancy deposit and providing all necessary legal documentation to the tenant.

Deposit Transfer Fees: £36 per deposit.

Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance for said request.

CLIENT MONEY PROTECTION:



www.propertymark.co.uk



INDEPENDENT REDRESS:



www.tpos.co.uk

