

Landlord Fees

Our list of fees and charges for landlords is affordable and truly transparent. Landlords are invited to choose from a full range of services, including complete property management, allowing them to customise our know-how to meet their needs. Express Property Services is a member of The Property Ombudsman (membership number D03296) and part of the National Federation of Property Professionals Client Money Protection Scheme. **All fees quoted include vat.**

Fee per service	When payable
Let-Only Service 12% (inc VAT)	Payable in advance for the term of the contract
Let and Rent Demand service 13.2% (inc VAT)	Payable monthly from rent as collected
Full Management service 18% (inc VAT)	Payable monthly from rent as collected

Additional Charges

Tenancy Agreement Fee (Landlord's Share): £96

Inventory Fee

Dependent on number of bedrooms and/or size of property and outbuildings, as well as provider used:

- 1 bed: £120
- 2 bed: £135
- 3 bed: £145
- 4 bed: £160
- 5 bed and over: £25 per room

Check-In Fee

Dependent on number of bedrooms and/or size of property and outbuildings, as well as provider used:

- 1 bed: £110
- 2 bed: £120
- 3 bed: £135
- 4 bed: £150
- 5 bed and over: £20 per room

Deposit Registration Fee: £36

Services in return of fee:

- 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 start of tenancy

Renewal Fee (landlord's share): £96

Services in return of fee:

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Submission of non-resident landlord's receipts to HMRC (if necessary): £120 per quarter

Services in return of fee:

- remit and balance the financial return to HMRC quarterly
- respond to any specific query relating to the return from the landlord or HMRC

Maintenance Works

We make no additional charge for routine maintenance work (i.e. we do not make a separate charge to you, nor do we take a commission from the contractor). However from time to time we are asked to organise and supervise more substantial works and in these situations we may need to charge a fee. We would discuss and agree the amount of the fee with you before work commences, but as a general guide our fee would typically be in the region of 12% (inc VAT).

Court Attendance (to include travel time): £96 per hour or part thereof

If you have any questions about our fees just [contact us](#) and a member of staff will explain.