

Landlord Fees

EXPERT SUPPORT | PROVEN RESULTS | PEACE OF MIND



Our Fees

New Tenancy set-up fee	£400 + VAT (£480 inc VAT)
Monthly Management Fee	12% + VAT (14% inc VAT)
Let Only Fee (Payable in Advance)	100% inc VAT of the first month's rent
Rent Review and Section 13 notice	Starting from £120 + VAT (£144 inc VAT)
Completion & Serving of a Section 8 Notice	£200 + VAT (£240 inc VAT)
Inventory and Schedule of Condition	Starting from £100 + VAT (£120 inc VAT)**
Gas Safety Certificate	£85 inc VAT, with service for £135 inc VAT
Electrical Condition Installation Report	Starting from £150 + VAT (£180 inc VAT)**
Energy Performance Certificate	£100 + VAT (£120 inc VAT)
Registering the Deposit	£40 + VAT (£48 inc VAT)
Additional Property Visits	£50 + VAT (£60 inc VAT)
Admin of Non-Residential Landlord Tax Return	£100 + VAT (£120 inc VAT)
Taking Over Management Mid-Tenancy	£125 + VAT (£150 inc VAT)
Rent and Legal Protection	Starting from £18 + VAT (£22 inc VAT)*
Admin Fee for Overseeing Major Works	£150 + VAT (£180 inc VAT)
Check-out Inspection & Report	£100 + VAT (£120 inc VAT)
Let Only Consultation Fee	£50 + VAT (£60 inc VAT)
Let Only Deposit Dispute Fee	£100 + VAT (£120 inc VAT)

Why landlords choose Edwards



Personal Service

A friendly, experienced team who genuinely care.



Trusted Expertise

Local knowledge and a proactive approach.



Maximising Returns

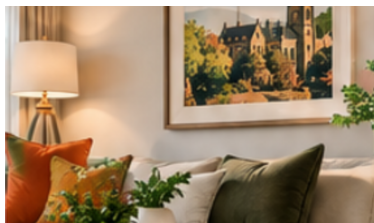
The right tenants and strong performance.



Peace Of Mind

From referencing to repairs, we handle the detail.

Your property. Our priority.



Services included in our Lettings Options

Our Lettings Options

Flexible options. The same personal service.

Fully Managed

Complete peace of mind, from marketing and viewings to ongoing management and repairs.

Rent Collection

Tenant-find, rent collection and essential administration, with you staying in control.

Let Only

Tenant-find, initial checks and handover to you.

	Fully Managed	Rent Collection	Let Only
Free property valuation & consultation to assess your requirements	✓	✓	✓
Marketing of the property including web advertisements & To Let board	✓	✓	✓
Accompanied viewings to find the right tenant for your property	✓	✓	✓
Process tenant applications & references, keeping the landlord updated	✓	✓	✓
Preparation & signing of legal documents including the tenancy agreement	✓	✓	✓
Arrange the inventory (report completion is an additional cost)	✓	✓	✓
Oversee payment of the first month rent and deposit	✓	✓	✓
Protect the deposit (additional charge for Rent Collection & Let Only)	✓	✓	✓
Inform utility companies & council of the change of occupier	✓	✓	✓
Complete Right to Rent & sanction checks	✓	✓	✓
Handover of keys to tenant	✓	✓	✓
Collect subsequent rent payments & provide a monthly statement	✓	✓	-
Arrange agreed repairs or charges to be taken from the rent	✓	-	-
Ability to have Rent & Legal Insurance	✓	-	-
Keep you updated with legislation changes	✓	-	-
Act as main contact for tenant enquiries or issues	✓	-	-
Notify, agree & arrange repairs using approved contractors	✓	-	-
Bi-annual inspections including a report with photos	✓	-	-
Discuss & agree rent reviews or continuation of the tenancy	✓	-	-
Complete & serve agreed legal paperwork (additional cost may apply)	✓	-	-
Prepare & serve notices to regain possession of the property	✓	-	-
Final end-of-tenancy inspection (additional cost may apply)	✓	-	-
Advise on deposit deductions & liaise with tenants	✓	-	-
Complete all administration if the deposit is disputed	✓	-	-

