

# Landlord Fees



# Comfort Estates

## Tenant Find Only

- 78% (65% + VAT) of 1 month rent [Minimum £570 (£475 + VAT)].

## Property Management

### Letting Fees

- 60% (50% + VAT) of 1 month rent [Minimum £450 (£375 + VAT)].

### Management Fees

- 12% (10.0% + VAT).

## Renting to Students

### Letting Fees

- Fully Managed: £150 per room (£125+VAT) [Minimum £450 (£375 +VAT)].
- Tenant Find Only: £300 per room (£250+VAT) [Minimum £999 (£832.50 + VAT)].

### Management Fees

- 13.5% (11.25% + VAT).

## Renting Rooms

### Letting Fees

- Fully Managed Basis Only: £300 per room (£250 + VAT).

### Management Fees

- 15% (12.5% + VAT).

## Licensed Properties

- Managing a Selective License: £12 (£10 + VAT) per month.
- Managing an Additional/ Mandatory License: £4.50 (£3.75 + VAT) per bed per month.

## Other

- Independent Inventory, Gas Safety Certificate, Electrical Installation Condition Report, Floor Plans, Legionella Risk Assessment, Energy Performance Certificate, PAT Testing, Floor Plans: All at direct contractor cost- No hidden fees.
- Periodic Legionella Risk Assessment Review: £42 (£35 + VAT).
- 360 Tour: £90 (£75+ VAT).
- 360 Tour Annual Hosting Fee: £27 (£22.50 + VAT).
- Property Staging: POA.
- Fire alarm test on first day of tenancy: £24 (£20+VAT).
- Drafting HMO Licence Application: £210 (£175+VAT).
- Unipol Accreditation (for student properties): Variable depending on current Unipol fees.
- Hourly rate: £42 per hour (£35+VAT).
- Project Management on value of works greater than £500 but less than £2,500: 9.6% (8% + VAT), on value of works greater than £2,500: 14.4% (12% + VAT).
- Use of own Tenancy Agreement: £300 (£250 + VAT).
- Process a utility bill on your behalf: £6 (£5+VAT).
- Utility Management in Shared Houses: Variable Management Fee equivalent to under spend of the Bills Allowance.
- Tenancy Setup Fee (for new properties with existing tenants): £240 (£200 + VAT).
- Renewal Fees: £150 (£125 + VAT).
- Multi-Agency Fee: £120 (£100 + VAT).