



Residential Landlords Fee List

To apply from 1 April 2024

	<u>Exc VAT</u>	<u>Inc VAT</u>
Tenancy Set Up Fee Includes: Marketing, referencing, documentation, sign up and check in inspection, notify service providers and local authority, initial inspection at 3 months of occupation, checkout inspection, exit meter readings, discussion of deposit refund. (see over for full breakdown).	£425	£510
Additional Tenants/Occupiers/Guarantor References (per person)	£50	£60
Tenancy Deposit Registration Fee	Currently included in Tenancy Set Up Fee	
Follow Up Right to Rent Check (per person)	£50	£60
Tenancy Renewal Fee Includes: Agreeing terms and rent for the renewal, new tenancy agreement, updating the TDS and issuing current Gas Test, EICR, EPC and TDS certificate to the tenant.	£150	£180
Tests & Certificates (not including cost of Test/Certificate)		
Gas Safety Test	£20	£24
Energy Performance Certificate (EPC)	£20	£24
Electrical Installation Condition Report (EICR)	£20	£24
Portable Appliance Testing (PAT)	£20	£24
Loft Inspection Fee (if required)	At Cost	
Major repair, replacement or refurbishment works with total expenditure over £1000 (excluding boiler/equivalent heating replacement works)	10%	12%
Notices		
Serving Section 13 Rent Increase Notice	£130	£156
Serving Section 21 Eviction Notice	£100	£120
Assist with Documentation for Section 8 Eviction Notice (Legal)	£75	£90
Rent Regulated Tenancy Rent Increase	£150	£180

Client Money Protection is supplied by RICS. Redress through The Property Ombudsman Scheme

LPandM reserve the right to review and amend the Residential Landlord Fee List at any time



168 High Street Watford WD17 2EG
w: lpandm.co.uk e: info@lpandm.co.uk
t: 01923 255888

	<u>Exc VAT</u>	<u>Inc VAT</u>
Non-Resident Landlord Tax Declaration to HMRC Quarterly NRL Returns & Emailed Annual NRL Tax Certificate (charged annually)	£60	£72
Annual Income & Expenditure Summary Report for tax purposes (emailed)	No Charge	
International Payment Fee	£22	(no VAT)
Court Attendance	Fees agreed at the time	

Tenancy Set Up Fee – Full Breakdown

Includes:

Marketing – Property particulars, floor plan, ‘To Let’ Board installation (if applicable), advertising in shop front, Zoopla and Prime Location, arrange and attend viewings.

Referencing - Tenant referencing (for two applicants) including employer, landlord referencing (if applicable) credit check, right to rent check including identity check.

Documentation – Tenancy Agreement, Guarantor Agreement (if applicable), Schedule of Condition & Inventory including photographic schedule, checking compliance certificate (Gas Safe, EICR and EPC), providing the TDS Certification, TDS booklet and Government’s ‘How to Rent’ Guide.

Moving Day – Sign up and check in inspection, notifying service providers and Local Authority of change of occupier and providing meter reads.

During Tenancy – Initial property inspection at three months to check on how the tenants are getting on and the property condition.

End of Tenancy - Checkout property inspection (not including loft space), reviewing the property condition to the Schedule of Condition at occupation, taking meter readings and notifying the service providers and Local Authority. Discussing, obtaining quotes where necessary and agreeing the deposit refund, returning the deposit balance to tenant and/or landlord and updating the TDS of refund.

Client Money Protection is supplied by RICS. Redress through The Property Ombudsman Scheme

LPandM reserve the right to review and amend the Residential Landlord Fee List at any time