



Let **UK** Home

We Care We Value We Appreciate

Let UK Home Service Price List

CHARGES PAYABLE BY A LANDLORD



GET STARTED

Service Price List

Full-Management
12%+VAT

Vacant Period
£ 150+vat per month

Landlord service list and fees (before finding a tenant)

COSTS BEFORE TENANCY STARTS

Complimentary Services

| | |
|--|------|
| Handover&Snagging | Free |
| Furniture Recommendation/Preparation/Delivery/Installation | |
| Property Video&Photo | |
| Professional Rent Report | |
| Advertisement | |
| Tenant Viewing | |
| Anti Money Laundry/Identification Checking | |
| Portable Appliance Test | |

Services Subject to Fees

| | |
|---|---------------|
| Energy Performance Certificate (EPC) (a Document Valid for 10 years) | From £180+VAT |
| Gas Safety Certificate (if Applicable) (a Document Valid for 1 year) | From £200+VAT |
| Electrical Installation Condition Report (EICR) (a Document Valid for 3-5 years) | From £200+VAT |
| Houses in Multiple Occupation License Application Fee (If Applicable) *1 | £500+VAT |
| Selective License Application Fee (If Applicable) *2 | £500+VAT |

Landlord service list and fees (after finding a tenant)

COSTS DURING THE TENANCY

Complimentary Services

| | |
|--|---------------|
| Utility Registration | Free |
| Council Tax Registration | |
| Property Inspection | Free for Once |
| Maintenance Arrangement | Free |
| Landlord Statement | |
| To Collect Service Charge/ Ground Rent/Void Period Bills | |
| Assist to Pay Service Charge, Ground Rent, Void Period Bills | |
| Landlord Statement | |
| Annual Tax Return Documents Preparation | Free for Once |
| Serve Notices to Terminate a Tenancy | |
| Start to Re-advertising 2-Month in Advance | |
| Deposit Settlement | Free |

Services Subject to Fees

| | |
|---|--|
| Contract Preparation | New Tenant (£300+VAT) Renewal 50% Discount (£180 + VAT) |
| Reference Check | NewTenant (£50/人+VAT) |
| Inventory Check In | From £210–£350+VAT (According to room type) |
| Inventory Check Out | From £185–£240+VAT (According to room type) |
| Deposit Protection | £60+VAT (Required by law) |
| Court/Tribunal and Arbitration Appearance | £300+VAT/Hour Per Hour |
| Insurance Claim | 10%+VAT |

All fees have been quoted exclusive of VAT unless otherwise stated. We reserve the right to vary the Tariff of Fees at any time.



TIPS

1

If you are a landlord of a house in multiple occupation that is shared by five or more people living in two or more households. Apply for a mandatory (HMO) license. Each council charge different fee during the application, It's just our fees while we submit the application for the landlord.

2

Selective Licensing means that all private-tenanted single-household properties within a designated area of the borough are required to be licensed. Some Council Require this Each council charge different fee during the application, It's just our fees while we submit the application for the landlord.

3

In the UK, conducting tenant background checks is paramount! To mitigate the risk of dealing with defaulting tenants, Let uk home employs a third-party service to authenticate the tenant's income proof and to make phone enquiries about their previous rental behavior with former landlords. Despite our rigorous tenant screening processes, we cannot entirely eliminate the possibility of tenants defaulting on their rent, which accounts for about 2% of cases each year. If such unfortunate incidents occur, we stand by our landlords, aiding them with legal warning letters, court proceedings, rent recovery efforts, and the process of property repossession. However, if landlords opt not to carry out a tenant background check before the tenant's move-in, they must be prepared to shoulder all potential losses in such eventualities.

4

Despite the steady income from monthly rent payments, landlords still face the risk of rent arrears. We strongly advise landlords to consider investing in a "Landlord Rental Insurance". Should a claim arise, the insurance company can provide compensation for up to nine months of lost rental income. It's an excellent safety net for landlords, offering protection and peace of mind.

RENT INSURANCE

| Rent Insurance | 12months Tenancy |
|----------------------|------------------------|
| £ 0– £ 2000 pcm | £330.00 (Tax included) |
| £ 2001– £ 2500 pcm | £388.50 (Tax included) |
| £ 2501– £ 3000 pcm | £465.00 (Tax included) |
| £ 3001– £ 5000 pcm | £523.50 (Tax included) |
| £ 5001– £ 7500 pcm | £913.50 (Tax included) |
| £ 7501– £ 10,000 pcm | £913.50 (Tax included) |
| Eviction insurance | £58.50 (Tax included) |

| Check-in | | Lease termination inspection | |
|----------|---------------------------|------------------------------|-----------------------------|
| studio | £210 plus VAT (i.e. £252) | studio | £185 plus VAT (i.e. £222) |
| 1 Bed | £230 plus VAT (i.e. £276) | 1 Bed | £185 plus VAT (i.e. £222) |
| 2 Bed | £250 plus VAT (i.e. £300) | 2 Bed | £205 plus VAT (i.e. £246) |
| 3 Bed | £285 plus VAT (i.e. £342) | 3 Bed | £228 plus VAT (i.e. £273.6) |
| 4 Bed | £345 plus VAT (i.e. £414) | 4 Bed | £240 plus VAT (i.e. £288) |

ADDITIONAL COSTS

| | |
|----------------------------|---|
| Section 21 | Free for Once |
| Urgent Maintenance Reserve | <p>Most repairs cost around £150-£200</p> <p>In case of an emergency situation such as water leakage, electrical failure, or any other unforeseen incidents, if no prior arrangements have been made, any resulting damages will be the responsibility of the individual.</p> |