

Landlord Fees Document

White & Browns Property Management

Effective from: **01/01/2022**

Below is a full breakdown of fees charged to landlords for our lettings and property management services. All fees are inclusive of VAT (where applicable) and fully compliant with UK consumer protection regulations.



Landlord Services & Fees

1. Let Only Service

Fee: 10% of gross annual rent

Includes:

- Rental market valuation
- Marketing and advertising
- Conducting viewings
- Tenant selection and referencing
- Preparation of tenancy agreement
- Rent collection for the first month
- Deposit registration or transfer to landlord

Optional Add-Ons (if applicable):

- Inventory + Schedule of Condition – £200
- Check-In – £100
- Gas Safety Certificate (CP12) – £100
- EPC – £100
- EICR – £500

2. Rent Collection Service

Fee: 10 % of gross rent

Includes everything in Let Only, plus:

- Monthly rent collection
- Monthly statements
- Arrears monitoring
- Chasing late payments
- Deposit registration

3. Fully Managed Service

Fee: 12% of gross rent

Includes everything in Rent Collection, plus:

- Day-to-day tenant management
- Handling maintenance requests
- Arranging contractors and repairs
- Regular property inspections with reports
- Tenancy renewals
- Check-Out at tenancy end
- Compliance reminders (safety certificates, inspections, etc.)

Additional Fees (Only if Applicable)

These fees are charged only when required or requested.

- **Tenancy Renewal / Contract Extension:** £100
- **Serving Notices (e.g., Section 21/8):** £100
- **Deposit Dispute Handling:** £100
- **Major Works Supervision (over £250 spend):** 10% of in invoice
- **Replacement Keys/Security Devices:** Cost of item + £10% admin
- **Vacant Property Management:** £50per visit
- **HMO License Application Handling:** £1000

Compliance & Money Handling

Client Money Protection: Propertymark

Redress Scheme: The Property Ombudsman

All client money is held in a designated client account and protected under our regulated CMP scheme.

Discounts & Portfolio Rates

We offer discounted fees for portfolios of 3+ properties.

Please contact us for bespoke pricing.