



## LANDLORD FEES SCHEDULE 2025

### **Rent Collection only Service**

**There will be a upfront set up fee of £1,250.00 (Inc VAT)**

#### **Monthly rent deduction – 9.6% (Inc of VAT)**

(Example: If total rent amount is £1,000.00 then 9.6% of the rent total will be = £96.00 Inclusive of VAT)

#### **Service includes**

Finding suitable tenants  
Acquire full reference report for each adult applicant  
Preparation & completion of the tenancy agreement  
Rent Guarantee & Legal cover (for the First Year)  
Registering the Deposit Protection

### **Management Only Service**

**There will be a upfront set up fee of £1,500.00 (Inc VAT)**

#### **Monthly rent deduction – 12% (Inc of VAT)**

(Example: If total rent amount is £1,000.00 then 12% of the rent total will be = £120.00 Inclusive of VAT)

#### **Service includes**

Finding suitable tenants  
Acquire full reference report for each adult applicant  
Preparation & completion of the tenancy agreement.  
Rent Guarantee & Legal cover (for the First Year)  
Registering the Deposit Protection  
Schedule of condition – check in report  
Property inspections & photographic reports (2 inspections per annum).

### **Fully Comprehensive Management Service**

**No upfront Cost**

#### **Monthly rent deduction – 22% (Inc of VAT)**

(Example: If total rent amount is £1,000.00 then 22% of the rent total will be = £220.00 Inclusive of VAT)

#### **Service includes**

Finding suitable tenants  
Acquire full reference report for each adult applicant  
Preparation & completion of the tenancy agreement  
Rent Guarantee & Legal cover (inclusive)  
Registering the Deposit Protection  
Schedule of condition – check in report  
Property inspections & photographic reports (2 inspections per annum).

**(There is a minimum term of 12 months that applies to all the services included)**



## LANDLORD FEES SCHEDULE 2025

### Tenant finding Service Only

All prices include VAT

**1 bedroom / Studio - £1,250.00**

**2 bedrooms - £1,600.00**

**3 bedrooms - £1,900.00**

**4 bedrooms - £2,100.00**

**5 bedrooms - £2,300.00**

#### Service includes

Advertising your property on major portals  
Carrying out unlimited viewings  
Screening & selecting prospective tenants  
Acquire full reference report for each adult applicant  
Taking up references, credit & right to rent checks  
Collection of first advance rental & security deposit.  
Preparation & completion of the tenancy agreement & supporting legal documents.

### Landlord Clinic

La Casa is pleased to announce that we run drop-in session offering landlords advice

#### Topics Commonly Discussed



Difficult tenancies

Eviction Procedures

Buy to lets

New laws

Tenant referencing

Valuations

Legal requirements (to let)

Rent arrears

Ensuring your paperwork is up to the legal requirements



**Please contact office for further information and charges**





## ADDITIONAL NON-OPTIONAL FEES AND CHARGES 2025

<b>Gas Safety Certificate</b> <b>£120.00 (Inc. VAT)</b>	<b>Energy Performance Certificate (EPC)</b> <b>£96.00 (Inc. VAT)</b>
<b>Gas Safety Certificate &amp; Annual boiler service</b> <b>£180.00 (Inc. VAT)</b>	<b>Floor plan</b> <b>£95.00 (Inc. VAT)</b>
<b>Registration of Security Deposit</b>  Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.  <b>£36.00 (Inc. VAT)</b>	<b>Landlord Withdrawal Fees (Before move-in)</b>  To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.  <b>£120.00 (Inc. VAT)</b>

<b>Legionella Risk Assessment &amp; Certificate</b> <b>Portable Appliance Testing (PAT)</b>  <b>Please contact office for contractor quotation</b>	<b>Installing Smoke Alarms</b> <b>Electrical Installation Condition Report</b>  <b>Please contact office for contractor quotation</b>
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<b>Check - in &amp; inventory report fees</b>  <b>1 bedroom / Studio - £252.00 (Inc. VAT)</b> <b>2 bedrooms - £276.00 (Inc. VAT)</b> <b>3 bedrooms - £300.00 (Inc. VAT)</b> <b>4 bedrooms - £324.00 (Inc. VAT)</b> <b>5 bedrooms - £396.00 (Inc. VAT)</b>	<b>Checkout &amp; inventory report fee</b>  <b>£250.00 (Inc. VAT)</b>
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### All check-in & check-out inventory reports includes:

Attend the property to meet the tenant/s.	Highlight the location of utility meters & record the meters readings.
Confirm the Inventory and Schedule of Condition.	Check all smoke alarms & carbon monoxide detectors are present & are in working order.



## ADDITIONAL NON-OPTIONAL FEES AND CHARGES 2025

<p><b>Additional Inspection Checks &amp; Vacant Property checks</b></p> <p>Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property</p> <p style="text-align: center;"><b>£250.00 (Inc. VAT) per visit</b></p>	<p><b>New Tenancy Agreement &amp; renewals</b></p> <p>Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.</p> <p style="text-align: center;"><b>£300.00 (Inc. VAT) per tenancy</b></p>
<p><b>New Tenancy Agreement for replacement tenants</b></p> <p>To cover the costs associated with communication with all tenants,, amending deposit certificate, preparing a new tenancy agreement &amp; surrender of tenancy document (in case a tenant leaves).</p> <p style="text-align: center;"><b>£300.00 (Inc. VAT) per tenancy</b></p>	<p><b>Referencing for existing Tenancies</b></p> <p>Referencing the new tenant/s and guarantor/s entering an existing tenancy.</p> <p style="text-align: center;"><b>£50.00 (Inc. VAT) per Tenant</b> <b>£50.00 (Inc. VAT) per Guarantor</b></p>
<p><b>Obtaining Estimates &amp; Co-ordination of Works</b></p> <p>Arranging access and assessing the costs with any contractor's, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee. Fully Managed service only.</p> <p style="text-align: center;"><b>Over £300.00 - 12 % of net cost (Inc. VAT)</b> <b>(Example of calculation: If estimate net cost amount is £300.00 then 12% of net cost = £60.00 Inc VAT)</b></p>	<p><b>Tenancy Dispute Fee</b></p> <p>The costs associated with the preparation of all evidence and submitting the case to the tenancy deposit scheme as well as dealing with all correspondence relating to the dispute. This only applies where the agent has protected the deposit.</p> <p style="text-align: center;"><b>£120.00 (Inc. VAT)</b></p>
<p><b>Court Attendance Fees</b></p> <p style="text-align: center;"><b>£150.00 (Inc. VAT) per hour</b></p>	<p><b>Serving of Section 21 hand delivered witnessed with photographic evidence</b></p> <p style="text-align: center;"><b>£300.00 (Inc. VAT)</b></p>

### Annual Rent Guarantee & legal Cover

For monthly rental amounts between	Annual cost of Rent Guarantee Cover
Between £800.00 to £2,500.00 per month	£450.00 (Inc. of VAT)
Between £2,501.00 to £3,000.00 per month	£500.00 (Inc. of VAT)
Between £3,001.00 to £5,000.00 per month	£600.00 (Inc. of VAT)



## ADDITIONAL NON-OPTIONAL FEES AND CHARGES 2025

<p><b>Submission of Non-Resident Landlord receipt to HMRC</b></p> <p>To remit and balance the financial Return to HMRC on both a quarterly and annual basis.</p> <p><b>£50.00 (Inc. VAT) quarterly</b></p>	<p><b>Obtaining two contractor quotes</b></p> <p>For all services</p> <p><b>£60.00 (Inc. VAT)</b></p>
<p><b>Additional HMRC Reporting Fees</b></p> <p>Responding to any specific queries relation to either the quarterly or annual Return from either the landlord or HMRC</p> <p><b>£100.00 (Inc. VAT)</b></p>	<p><b>Management Take-Over Fees</b></p> <p>To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under "Set-up Fees" above, receiving and protecting the security deposit and providing all necessary legal documentation to the tenant.</p> <p><b>£350.00 (Inc. VAT)</b></p>
<p><b>Redirection of mail</b></p> <p><b>Cost of postage</b></p>	<p><b>Deposit Transfer Fees</b></p> <p>Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance for said request.</p> <p><b>£90.00 (Inc. VAT)</b></p>
<p><b>Giving access to the property &amp; supervise any individual/s &amp; contractor/s</b></p> <p>Should the landlord request for La Casa to attend the property and give access to any individual/s and contractor/s that wish to attend the property.</p> <p><b>£30.00 per hour (Inc. VAT)</b></p>	<p><b>Assistance with obtaining property council licenses in designated areas</b></p> <p><b>Please contact office for further information</b></p>