



Rent Collection Service

For properties that require a selective licence or are not subject to licensing.

Service includes

Detailed Property Valuation

An expert, in-person market assessment to optimize your property's rental yield.

Multi-Portal Advertising

Premium marketing across our website, Zoopla, and OnTheMarket for maximum exposure.

Accompanied Viewings

Professional, agent-led viewings hosted on your behalf with prompt landlord feedback.

Tenant Sourcing

Active pre-screening and matching to secure high-quality tenants for your property.

Full Reference Reports

Exhaustive independent credit, employment, and previous landlord background checks.

Tenancy Agreement Prep

Drafting and execution of legally binding AST contracts and compliance paperwork.

Rent & Legal Guarantee

Complete peace of mind with full rental income and legal expenses cover for the first year.

Deposit Registration

Legally compliant registration with a government-approved scheme and statutory notices.

Compliance Reminders

Proactive automated tracking and alerts for mandatory Gas Safety, EICR, and EPC renewals.

There will be a upfront set up fee of £1,350.00 (Inc VAT)

Monthly rent deduction – 10% (Inc of VAT)

(Example: If total rent amount is £1,000.00 then 10% of the rent total will be = £100.00 Inclusive of VAT)



Management Service

For properties that require a selective licence or are not subject to licensing.

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Tenancy Agreement Prep

Drafting and execution of legally binding AST contracts and compliance paperwork.

Rent & Legal Guarantee

Complete peace of mind with full rental income and legal expenses cover for the first year.

Deposit Registration

Legally compliant registration with a government-approved scheme and statutory notices.

Compliance Reminders

Proactive automated tracking and alerts for mandatory Gas Safety, EICR, and EPC renewals.

Schedule of Condition & Check-In

A detailed photographic and written report protecting your property's condition at move-in.

Routine Property Inspections

Two comprehensive, photographic safety and maintenance inspections carried out per annum.

There will be a upfront set up fee of £1,600.00 (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)





Fully Comprehensive Management Service

For properties that require a selective licence or are not subject to licensing.

Service includes

- ✓ **Detailed Property Valuation**
An expert, in-person market assessment to optimize your property's rental yield.
- ✓ **Multi-Portal Advertising**
Premium marketing across our website, Zoopla, and OnTheMarket for maximum exposure.
- ✓ **Accompanied Viewings**
Professional, agent-led viewings hosted on your behalf with prompt landlord feedback.
- ✓ **Tenant Sourcing**
Active pre-screening and matching to secure high-quality tenants for your property.
- ✓ **Full Reference Reports**
Exhaustive independent credit, employment, and previous landlord background checks.
- ✓ **Tenancy Agreement Prep**
Drafting and execution of legally binding AST contracts and compliance paperwork.
- ✓ **Rent & Legal Guarantee**
Complete peace of mind with full rental income and legal expenses cover inclusive for the duration of the tenancy.
- ✓ **Deposit Registration**
Legally compliant registration with a government-approved scheme and statutory notices.
- ✓ **Compliance Reminders**
Proactive automated tracking and alerts for mandatory Gas Safety, EICR, and EPC renewals.
- ✓ **Schedule of Condition & Check-In**
A detailed photographic and written report protecting your property's condition at move-in.
- ✓ **Routine Property Inspections**
Two comprehensive, photographic safety and maintenance inspections carried out per annum.

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

No upfront set up fee - 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)



Tenant Finding Service

For properties that require a selective licence or are not subject to licensing.

Service includes

- ✓ **Detailed Property Valuation**
An expert, in-person market assessment to optimize your property's rental yield.
- ✓ **Multi-Portal Advertising**
Premium marketing across our website, Zoopla, and OnTheMarket for maximum exposure.
- ✓ **Accompanied Viewings**
Professional, agent-led viewings hosted on your behalf with prompt landlord feedback.
- ✓ **Tenant Sourcing**
Active pre-screening and matching to secure high-quality tenants for your property.
- ✓ **Full Reference Reports**
Exhaustive independent credit, employment, and previous landlord background checks.
- ✓ **Tenancy Agreement Prep**
Drafting and execution of legally binding AST contracts and compliance paperwork.
- ✓ **Initial Funds Collection**
Secure collection of the first advance rental payment and the security deposit prior to move-in.

All prices include VAT

Bedrooms	Price
1 bedroom / Studio	£1350
2 bedrooms	£1650
3 bedrooms	£1950
4 bedrooms	£2200
5 bedrooms	£2500





Additional Fees & Charges

All prices include VAT

<p>Gas Safety Certificate £120.00</p>	<p>Energy Performance Certificate (EPC) £96.00</p>
<p>Gas Safety Certificate & Annual boiler service £180.00</p>	<p>Floor plan £95.00</p>
<p>Registration of Security Deposit Register deposit with a Government scheme; provide Certificate and Prescribed Information within 30 days. £40.00</p>	<p>Landlord Withdrawal Fees (Before move-in) Covers marketing, advertising, and tenancy setup costs should the landlord withdraw before the tenancy begins. £120.00</p>
<p>Legionella Risk Assessment & Certificate Portable Appliance Testing (PAT) Please contact office for contractor quotation</p>	<p>Installing Smoke Alarms Electrical Installation Condition Report Please contact office for contractor quotation</p>

Check – in & inventory report fees		Check - out & inventory report fee	
1 bedroom / Studio	£275	1 bedroom / Studio	£275
2 bedrooms	£300	2 bedrooms	£300
3 bedrooms	£350	3 bedrooms	£350
4 bedrooms	£425	4 bedrooms	£425
5 bedrooms	£475	5 bedrooms	£475

All check-in & check-out inventory reports includes:

- ✓ Attending 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 Fees & Charges

All prices include VAT

<p>Additional Inspection Checks & Vacant Property checks Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property £250.00 per visit</p>	<p>New Tenancy Agreement Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement. £300.00 per tenancy</p>										
<p>Tenancy Dispute Fee 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. £150.00</p>	<p>Referencing for existing Tenancies Referencing the new tenant/s and guarantor/s entering an existing tenancy. £70.00 per Tenant £70.00 per Guarantor</p>										
<p>Annual Rent Guarantee & legal Cover</p> <table border="1"> <thead> <tr> <th>Cover up to monthly rent amounts</th> <th>Annual cost All prices include VAT</th> </tr> </thead> <tbody> <tr> <td>£1,250 rent</td> <td>£475.00</td> </tr> <tr> <td>£2,500 rent</td> <td>£525.00</td> </tr> <tr> <td>£3,750 rent</td> <td>£650.00</td> </tr> <tr> <td>£5,000 rent*</td> <td>£795.00</td> </tr> </tbody> </table>		Cover up to monthly rent amounts	Annual cost All prices include VAT	£1,250 rent	£475.00	£2,500 rent	£525.00	£3,750 rent	£650.00	£5,000 rent*	£795.00
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£5,000 rent*	£795.00										
<p>Court Attendance Fees £150.00 per hour</p>	<p>Redirection of mail Cost of postage (No VAT)</p>										





Introducing our Landlord & Vendor Workshop

Our workshop provides clear & practical guidance on everything you need from legal responsibilities, managing tenancies to managing complex freehold or lease situations.

Whether you need help with compliance or boosting your rental returns, our property expert will give you tailored, up-to-date advice.

Scan here to book a session today



"Excellent service and great ethics. La Casa and Viv reaffirms my belief that there are great ethical business men out there giving scalable property and wealth creation advice...."

★★★★★ by Dr. Floyd Millan

"I had a call scheduled Viv from the estate agents. He was very friendly and brilliant overall. He is very knowledgeable and can help make you understand concepts if you don't quite understand. I would definitely recommend..."

★★★★★ by Fathana Ali

"La Casa were a big help to me during my recent house purchase and Viv is extremely knowledgeable and great to work with. I'd highly recommend La Casa..."

★★★★★ by Fatouk Fernandes

Additional Fees & Charges

All prices include VAT

<p>Management Take-Over Fees</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>£350.00</p>	<p>Co-ordination of Works</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>12% of invoice cost</p> <p>(Example of calculation: If invoice cost amount is £300.00 then 12% of total cost = £60.00)</p>
<p>Submission of Non-Resident Landlord receipt to HMRC</p> <p>To remit and balance the financial Return to HMRC on both a quarterly and annual basis.</p> <p>£50.00 quarterly</p>	<p>Obtaining two contractor quotes</p> <p>For all services</p> <p>£60.00</p>
<p>Additional HMRC Reporting Fees</p> <p>Responding to any specific queries relation to either the quarterly or annual Return from either the landlord or HMRC</p> <p>£100.00</p>	<p>Deposit Transfer Fees</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>£90.00</p>
<p>Giving access to the property & supervise any individual/s & contractor/s</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>£30.00 per hour</p>	<p>Assistance with obtaining property council licenses in designated areas</p> <p>Please contact office for further information</p>