

# Residential Lettings Landlord Fees

We are committed to being upfront with our charges and fees. The table below shows all Landlord fees shown both inclusive and exclusive of VAT. For more details, please refer to your Terms of Business or ask a member of our team.

Alan de Maid operate a Client Money Protection Scheme provided by RICS and an independent redress scheme provided by The Property Ombudsman [www.tpos.co.uk](http://www.tpos.co.uk)

## Alan de Maid

part of

### JOHN D WOOD & CO

London, Country & International Property

Description of Fee	Gross (inclusive VAT)	Net (exclusive VAT)
<b>Full Management</b> (please refer to the Landlord Guide for services included)	21.6% of monthly rent (upfront 20.4%)	18% of monthly rent (upfront 17%)
<b>Standard Lettings Service</b>	14.4% of monthly rent (upfront 13.2%)	12% of monthly rent (upfront 11%)
<b>Tenant Introduction</b>	12% inc VAT of total value of rent	10% + VAT of total value of rent
<b>Tenancy Deposit Protection Scheme (FM/SLS)</b>	£4.00pcm inc VAT	£3.33pcm + VAT
<b>Tenancy Deposit Protection Scheme (TI)</b>	£48.00 inc VAT	£40.00 + VAT
<b>Tenancy Agreement</b> (drafting and execution of document if supplied by us)	£300.00 inc VAT	£250.00 + VAT
<b>Tenancy Extension</b> (drafting and execution of document if supplied by us)	£125.00 inc VAT	£104.17 + VAT
<b>Notice of Possession</b> (drafting and execution of section 21 and section 8 Notices)	£90.00 inc VAT	£75.00 + VAT
<b>Exclusive Tax Service (FM/SLS)</b>	£78.00 inc VAT	£65.00 + VAT
<b>Pre-Tenancy Clean</b>	minimum £175.00 inc VAT	minimum £145.83 + VAT
<b>Court attendance</b> (member of CRL's staff to attend court to give evidence)	£240.00 per day or part thereof inc VAT	£200.00 per day or part thereof inc VAT
<b>Works over £250</b> (management and instruction of contractor works)	12% of the net invoice inc VAT	10% of the net invoice + VAT
<b>Post Tenancy Property Visits</b>	£144.00 inc VAT per visit	£120.00 + VAT per visit
<b>Checking &amp; Transferring a deposit</b>	£75.00 inc VAT	£62.50 + VAT
<b>Income &amp; Expenditure Report</b>	£150.00 inc VAT	£125.00 + VAT
<b>Additional Reporting to HMRC</b>	£18.00 inc VAT	£15.00 + VAT
<b>Empty Care Service</b> (supervision of and property visits to unoccupied properties)	£120.00 inc VAT per visit	£100.00 + VAT per visit
<b>GSR checking</b> (Review of existing Gas Safety Certificates)	£24.00 inc VAT	£20.00 + VAT
<b>Arranging Keys</b> (Replacement keys and/or additional copies)	£50 inc VAT	£41.67 + VAT
<b>Inventory Check-In</b>	Studio/1 Bed £145, 2-3 Bed £195, 4-5 Bed £250, 6+ quote required (inc VAT)	Studio/1 Bed £120.83, 2-3 Bed £162.50, 4-5 Bed £208.33, 6+ quote required (+ VAT)
<b>EPC</b> (Energy Performance Certificate)	£72.00 inc VAT	£60.00 + VAT
<b>PAT</b> (Portable Appliance Testing)	£120.00 inc VAT	£100.00 + VAT
<b>GSC</b> (Gas Safety Certificate)	£120.00 inc VAT	£100.00 + VAT

Countrywide Residential Lettings Ltd trading as Alan de Maid, Registered Office County House, 100 New London Road, Chelmsford, Essex CM2 0RG. Registered in England Number 02995024 which is an agent and subsidiary of Countrywide Estate Agents, Registered Office Countrywide House, 88-103 Caldecotte Lake Drive, Caldecotte, Milton Keynes, Buckinghamshire, MK7 8JT. Registered in England Number 789476



Client Money Protection

[mydeposits.co.uk](http://mydeposits.co.uk)

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