



# RESIDENTIAL LETTINGS

## LANDLORD FEES

July 2025



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## **Commissions, Fees & Charges**

Let Only	60% + VAT of 1 <sup>st</sup> Month's Rent (subject to a minimum of £350+VAT)
Fully Managed	50% + VAT of 1 <sup>st</sup> Month's Rent (subject to a minimum of £299+VAT)
Management Fee	8% + VAT of Monthly Rent
Tenancy Deposit Protection (Let Only)	£50 + VAT
Tenancy Renewals	£75 + VAT
Inventory	starting from £100 + VAT
Check Out Inspection by Inventory Clerk	starting from £80 + VAT
Energy Performance Certificate	£75 + VAT
Gas Safety Check	starting from £75 + VAT
Electrical Inspection Condition Report	starting from £120 + VAT

## **Let Only**

Our service helps you prepare your property for let, finds you a tenant and keeps to legally compliant. It includes the following:

- Help & advise on preparing your property for let
- Preparation of property details and photos
- Distinctive To Let board
- Advertising on Rightmove, Zoopla, our own website and on Social Media
- Accompanied Viewings
- Legal Compliance
- Tenants Checks with our Referencing Partner
- Immigration Checks
- Preparation of Tenancy Agreement
- Collection of Move In funds & Deposit
- Inform Council Tax & Utility companies of change
- Payment of funds to landlord

## **Full Management**

Our Full Management Service includes all the above, with the addition of:

- Handover to tenant on occupancy
- Management of the Tenancy
- Rent Arrears Chasing
- Periodic Inspections
- Registration of Tenancy Deposit with relevant scheme
- Organisation of repairs & maintenance
- Landlord Rental Statements

## **Other Recommended Services:**

- **Inventory Reports:**

- Check-in inventory
- Check-out inventory

(Available for both Let Only and Fully Managed properties)

- **Rent Guarantee with Legal Expenses:**

A separate quote can be provided upon request.

- **Independent Mortgage Advice:**

We can also connect landlords with an independent mortgage adviser, who will be happy to review your portfolio.

For further information on any of our services, or, to discuss specific requirements please email **[enquiries@toastestates.com](mailto:enquiries@toastestates.com)** or give us a call on **0191 384 0596** (Opt 3)

