

Michael Rhodes Lettings Landlord Fee Structure

Marketing Only-to include tenant vetting service, professional photos, to let board, property listing including a floorplan and Rightmove advert.
£199+VAT

Tenant Find Only-to include everything above plus tenant find, inventory, check in, referencing, tenancy agreement, deposit registration and utility switch.
Equivalent of 4 weeks rent + VAT (Minimum Charge of £1000+VAT)

Tenant Find And Rent Collection-to include everything above plus monthly rent collection, landlord payments
Equivalent of 7% of monthly rent + VAT
Tenancy Agreement-£200+VAT
Referencing-£40+VAT per tenant/guarantor
Inventory-Dependant on size of property
Check In-Dependant on size of property
Deposit Registration-£40+VAT

Tenant Find and Full Management-to include
Equivalent of 10% of monthly rent + VAT
Tenancy Agreement-£200+VAT
Referencing-£40+VAT per tenant/guarantor
Inventory-Dependant on size of property
Check In-Dependant on size of property
Deposit Registration-£40+VAT

EPC-£90+VAT
Gas safety-£70+VAT
Gas safety and service- £90+VAT
EICR-£140+VAT
Serving and issue of section notices £150+VAT