

## Landlord Fees

### Letting Fees

- Let-only service, sole agency: 75% of the first month's rent
- Let only, multi-agency 85% of first month's rent
- Letting fee with part management: 65% of the first month's rent
- Letting fee with full management: 50% of the first month's rent

*All letting fees include marketing and advertising, accompanied viewings, offer negotiation, and creation of the Assured Shorthold Tenancy (AST). Check in and are not included with 'let only' packages*

### Tenant Referencing & Deposits

- Referencing fee: £45 per tenant or guarantor
- Deposit registration: £30 per deposit registered via Thistle Ledge
- Deposit collection and forwarding to landlord to protect in their own scheme £10 per deposit
- Deposit dispute handling £150

*Referencing includes credit checks, Right to Rent checks, landlord and employer references, and all compliance checks.*

### Management Fees

- Part Management: 10% of each month's rent
- Full Management: 15% of each month's rent
- Check out fee: £100

### Other Landlord Fees

- Landlord withdrawal during marketing: 75% of one month's rent
- Gas certificate; Cost of the service plus £30 arrangement fee
- Electrical Installation Condition Report (EICR); Cost of the service plus £30 arrangement fee
- EPC cost of the service plus £30 arrangement fee
- Two annual inspections included for fully managed properties
- Additional property visits (on request or beyond included visits): £60 per visit
- Additional property visits at the request of the landlord; £60 per visit
- Waiting time at property: £60 per hour
- Court representation: £150 per day
- CHAPS payment: £35
- Service of Section 8 notice: £100
- Shortfalls in funds will be charged at 3% above the Bank of England base rate
- Additional landlord-requested keys: cost of key cutting + £15 administration fee per visit (all named tenants must receive a full set of keys)
- Project management for large works; 10% of refurbishments over £500

### Inventory Services (Video/Photo-based)

- Studio: £100 unfurnished / £200 furnished
- 1 bedroom: £120 unfurnished / £220 furnished
- 2 bedrooms: £150 unfurnished / £250 furnished
- 3 bedrooms: £180 unfurnished / £280 furnished
- 4 bedrooms: £220 unfurnished / £320 furnished
- 5 bedrooms: £250 unfurnished / £350 furnished
- 6 bedrooms: £290 unfurnished / £390 furnished

### **Additional Services (Individually Quoted)**

- Arranging cleaners / pest control
- Smoke Alarm Certificate
- Portable Appliance Test (PAT)
- Legionella Risk Assessment
- HMO Licence Application Fees
- Floorplans
- Fire Risk Assessment
- Fire Blanket Installation
- Fire Detection & Emergency Lighting
- Carbon Monoxide Detector Supply

*This is not an exhaustive list*

### **Company Policy**

Thistle Ledge operates a paperless policy. All documentation will be emailed directly to the landlord.