



Landlord Fees Schedule – Leeds East

The displayed fees include VAT

Fully Managed Service

Securing your tenant and setting up the tenancy: £354.

Monthly management fee: 14.4%.

Negotiating and completing tenancy renewals: £114.

Tenant Find Service

6 Month Let:

50% of the monthly rent subject to a minimum fee of £600.

12 Month Let:

75% of the monthly rent subject to a minimum fee of £720.

Inventory and deposit registration fee: from £180, negotiable on larger properties

Negotiating and completing tenancy renewals: £144.

End of tenancy check out: by negotiation.

Ancillary Services

- Energy Performance Certificate (EPC): £78
- Gas Safety Certificate (GSR) for up to two appliances: £78
- Gas Safety Certificate (GSR) for three appliances or more: £88.80
- Electrical Installation Condition Report (EICR) from £174 depending on the property size

Referral Fees

Propertynest (Wetherby) Ltd earn supplementary income from various sources relating to the arrangement, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/contractors is not mandatory. Clients are solely free to choose their own products, services, and providers. Our clients and customers confirm their agreement to this arrangement by signing our terms of business and application forms.

Examples are:

- Small one-off commissions (typically between £10 and £40) for introducing customers to utility suppliers through Vouch.
- Between 20% and 30% commission on landlord and tenant insurance "premiums" / warranties. A typical average per policy would be £30 per annum for tenants and £65 per annum for landlords.
- 10% or up to £10 commission from providers of energy performance certificates, gas safety certificates and EICRs.
- We may charge a commission of 5% to 12% to certain contractors who are on our preferred panel, but this commission does not affect the cost to landlords as it is a profit-sharing agreement with the contractor, which is governed by a service level agreement.