

## TABLE OF LANDLORD'S CHARGES FOR RESIDENTIAL LETTINGS 2023

All fees quoted are inclusive of VAT unless otherwise stated.  
Fees incurred on a time spent basis will attract VAT

Instruction	Amount
Producing property particulars, marketing, producing the tenancy agreement and the provision of a tenancy deposit scheme	1 <sup>st</sup> Month's Rent + VAT
Producing a tenancy agreement, but no advertising or marketing.	£300
New tenancy agreement to existing tenants at the end of the term	£210
Property Viewings	£30 per viewing + mileage
Arranging EPC for a property with a rating of E or above	£60 + contractor's charge
Arranging EPC for a property with a rating of F or G	A minimum charge of £60 + time spent in excess of £60 + contractor's charge
Arranging an electrical check	£60 + contractor's charge
Arranging gas certificates /oil safety checks	£60 + contractor's charge
Tenant referencing, to include Right to Rent checks <ul style="list-style-type: none"> <li>Standard reference</li> <li>Enhanced reference</li> </ul>	£75 per person £90 per person
Assured shorthold tenancy rent review	£300
Abortive fee – setting up costs if agreement terminated by you	£120 + time spent in excess of £120 + any contractor's charges incurred
Serving a section 48 notice upon the Tenant (change of address)	£66
Landlord terminating the tenancy and liaising with solicitors over a Section 21 Notice	Time spent basis
Property inspection	£210
Arranging a photographic schedule of condition (W&N do not undertake photographic schedules of condition)	No charge. The cost of the contractor's charge.
Deposit protection	£96
Submitting a dispute to the tenancy deposit scheme	Time spent basis.
Tenant variation to the tenancy agreement	Time spent basis. Up to £50 is payable by the tenant, thereafter costs may be charged to you.