

RESIDENTIAL LETTINGS FEE STRUCTURE

Our Three Levels of Service:

LEVEL 1: FULL MANAGEMENT

The complete, concierge-style service for landlords seeking total peace of mind.

Fee: 50% of first month's rent (plus VAT), then 12% of monthly rent (inc. VAT) from Month 2.

INCLUDES:

- Bespoke marketing across premium portals
- Accompanied viewings and professional tenant liaison
- Comprehensive referencing
- ARLA-assured tenancy agreement & deposit registration with the Tenancy Deposit Scheme (TDS)
- Monthly rent collection & arrears management
- Legislative compliance (i.e. gas, electrical, alarms etc.)
- Proactive repairs & maintenance – £250 float retained (£500, if rent paid upfront)
- Regular property inspections with detailed reports
- End-of-tenancy management and deposit return coordination
- Annual deposit-holding charge: £50 (inc. VAT) whenever Earles holds the tenant's deposit

LEVEL 2: RENT COLLECTION

Ideal for landlords who want hands-off rent administration, while managing property upkeep themselves.

Fee: 50% of first month's rent (plus VAT), then 5% of monthly rent (inc. VAT).

INCLUDES:

- Targeted marketing & accompanied viewings
- Full tenant referencing and ARLA-assured tenancy agreement
- Deposit registration with the TDS
- Ongoing rent collection & arrears chasing
- Optional ad-hoc property visits and check-outs (charges below)
- Annual deposit-holding charge: £60 (inc. VAT) whenever Earles holds the tenant's deposit

LEVEL 3: LET ONLY

For experienced landlords wishing to manage tenancies personally after a professional tenant-find.

Fee: 75% of first month's rent (plus VAT)

INCLUDES:

- Professional marketing & accompanied viewings
- Comprehensive referencing (The Lettings Hub)
- ARLA-assured tenancy agreement & deposit registration with the TDS
- Handover of all documentation for landlord management thereafter
- Annual deposit-holding charge: £60 (inc. VAT) whenever Earles holds the tenant's deposit

Additional Provision for LET ONLY Landlords

If Earles arranges any works or services before the tenancy begins (i.e. gas safety certificate, electrical certificate, energy performance certificate (EPC), or independent inventory), the Landlord must pay all invoices directly to the relevant contractor or supplier. Earles acts only as facilitator and accepts no responsibility for payment of these costs.

Ad Hoc Charges (All Inclusive of VAT)

SERVICE	FEE (INC. VAT)
Subsequent set-up for re-let	50% (plus VAT) of the first month's rent
Additional property visit	£50
Multiple maintenance quotes	£35
Property visit to assess maintenance	£30
Organising improvement/refurbishment project (set-up & quotes)	£50
Project management on completion	12% of the total works
Attendance at court per day	£250
Serving Section 8 / Section 21 / Section 13 notice	£150 each
Deposit registration for Tenant-Find landlords	£60
Annual deposit-holding fee (all levels)	£60
End-of-tenancy check-out (Levels 2 & 3)	£150
Inventory arrangement at start of tenancy (Levels 2 & 3)	£30