

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: 60% of first month's rent (inc 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
- Tenancy agreement and deposit registration with the Tenancy Deposit Scheme (TDS)
- Monthly rent collection and arrears management
- Legislative compliance (gas, electrical, alarms etc.)
- Proactive repairs and 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: £60 (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: 60% of first month's rent (inc VAT), then 6% of monthly rent (inc VAT).

INCLUDES:

- Targeted marketing and accompanied viewings
- Full tenant referencing and tenancy agreement
- Deposit registration with the TDS
- Ongoing rent collection and 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: 90% of first month's rent (inc VAT)

INCLUDES:

- Professional marketing and accompanied viewings
- Comprehensive referencing (The Lettings Hub)
- Tenancy agreement and 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	60% of the first month's rent
Property inspection visits for Levels 2 and 3	£50
Multiple maintenance quotes	£35
Property visits to assess maintenance	£30
Organising improvement/refurbishment project (set-up ad quotes)	£50
Project management on completion	12% of the total works
Attendance at court per day	£300
Serving Section 8 and Section 13 notices	£150 per notice served
Annual deposit-holding fee (all levels)	£60
End-of-tenancy check-out and deposit handling for Levels 2 and 3	£150