

Set Up Fees & Upfront Costs

Services	Fully Managed	Rent Management	Let Only
Gas Safety	£150	£150	£150
EICR (Electrical Installation Condition Report)	£198	£198	£198
EPC (Energy Performance Certificate)	£150	£150	£150
PAT (Portable Appliance Testing)	Price upon quotation	Price upon quotation	Price upon quotation
Legionella Assessment	£150	£150	£150
Smoke & Carbon Monoxide	Price upon quotation	Price upon quotation	Price upon quotation
HHSRS (Housing Health & Safety Rating System)	£100 upon request	£100 upon request	£100 upon request
Inventory	£150	£150	£150
Checkout	£150	£150	£150
Deposit Registration (Tenancy Deposit Scheme)	Included	Included	£150
Furniture Packs	Price upon quotation	Price upon quotation	Price upon quotation
Individual Furniture Items	Price upon quotation	Price upon quotation	Price upon quotation
Selective Licence Application	Included	£300	£360
Tenancy Renewal Fee	£175	£175	£175
Additional Mid Term Inspection	£120	£120	£120
Void Property Inspection (per visit)	£120	£120	£120
Legal/Section Notices	Included	£120 per notice	£120 per notice
Rent & Legal Protection	Price upon quotation	Price upon quotation	Price upon quotation
Checkout Administration	Included	£120 per hour	£120 per hour
Overseeing Major Works over £5k	6% of total works costs	6% of total works costs	6% of total works costs
Invoice Handling	12% of invoice	12% of invoice	£360
Landlord Withdrawal Fee	Cost of agreed let only set up fee	Cost of agreed let only set up fee	Cost of agreed let only set up fee
Court Attendance	£480	£580	£580
Bailiff Attendance	£100 per hour	£200 per hour	£200 per hour
Sale of Property to Tenant	1.5%	1.5%	1.5%
Professional Hourly Rate	£96	£96	£96
Key Postage	£24	£24	£24
Key Cutting	£12 Admin + Price of key	£12 Admin + Price of key	£12 Admin + Price of key
Landlord Statement - Email	£5	£5	Not Applicable
Landlord Statement - Post	£15	£15	Not Applicable
Upfront & Monthly Fees	£480+12% of Monthly Rent	£300+6% of Monthly Rent	96% of 1st Month's Rent

NB All Prices are INCLUSIVE of any applicable VAT. Rentlife reserve the right to increase fees with 30 days notice