

Hannells

LETTINGS

Landlord Services

&

Additional Fee

Schedule



A Moving Experience

	ADVERTISING ONLY	FIND TENANT ONLY	RENT COLLECT	FULLY MANAGED
Set Up Cost	£300 + VAT (£360 inc VAT)	1 Month's Rent (inc VAT)	£450 + VAT (£540 inc VAT)	£450 + VAT (£540 inc VAT)
Monthly Fee	N/A	N/A	5% + VAT (6% inc VAT)	10% + VAT (12% inc VAT)
Professionally Edited Photos & Floorplans	✓	✓	✓	✓
High Profile Marketing On Hannells.co.uk & Rightmove	✓	✓	✓	✓
Accompanied Viewings	✗	✓	✓	✓
Comprehensive Vetting Of Any Potential Tenants	✗	✓	✓	✓
Creation Of Assured Periodic Tenancy (APT) Agreement	✗	✓	✓	✓
Initial Right To Rent Checks	✗	✓	✓	✓
Collect & Remit Monthly Rental With Statement	✗	✗	✓	✓
Compliant Arrears Chasing	✗	✗	✓	✓
Annual Rent Review	✗	✗	✓	✓
Transfer Of Utilities	✗	✗	✗	✓
Protection Of The Deposit	✗	✗	✗	✓
Routine Property Inspections	✗	✗	✗	✓
Arranging Non-Routine Maintenance As Required	✗	✗	✗	✓
Ongoing Right To Rent Checks	✗	✗	✗	✓
Change Of Occupant Right To Rent Checks	✗	✗	✗	✓
Checkout Inspection & Full Report	✗	✗	✗	✓
Deposit Dispute & Resolution Submission	✗	✗	✗	✓
Compliance Management	✗	✗	✗	✓
Holding Keys	✗	✗	✗	✓



Additional Services & Fee Schedule

Gas Safety Certificate	£96 inc VAT
Gas Safety Certificate & Boiler Service	£180 inc VAT
Electrical Installation Condition Report (EICR)	£250 inc VAT
Energy Performance Certificate	£120 inc VAT
Studio Inventory	£150 inc VAT
1 Bedroom Inventory	£165 inc VAT
2 Bedroom Inventory	£180 inc VAT
3 Bedroom Inventory	£195 inc VAT
4 Bedroom Inventory	£210 inc VAT
5+ Bedroom Inventory	£225 inc VAT
Additional Property Inspection	£37.50 inc VAT Each
Serving Of A Section 13	£75 inc VAT
Serving Of A Section 8	£175 inc VAT
Annual Statement	£100 inc VAT
Non-UK Resident Submission To HMRC	Quote Available Upon Request
Portable Appliance Testing (PAT)	Quote Available Upon Request
Landlord Rent Guarantee	Quote Available Upon Request
Landlord Insurance	Quote Available Upon Request

Last updated 1st May 2026

