

Hannells

LETTINGS

Landlord Services & Additional Fee Schedule



A Moving Experience

	FIND TENANT ONLY	RENT COLLECT	FULLY MANAGED
Set Up Cost	1 Month's Rent (inc VAT)	£500 + VAT (£600 inc VAT)	£500 + VAT (£600 inc VAT)
Monthly Fee	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	✗	✓	✓
Inventory & Check Out Inspection & Full Report	✗	✗	✓
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	✗	✗	✓
Deposit Dispute & Resolution Submission	✗	✗	✓
Compliance Management	✗	✗	✓
Holding Keys	✗	✗	✓



Included in the service



Excluded from the service/additional fee



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	From £40 inc VAT per month
Landlord Insurance	Quote Available Upon Request

Last updated July 2026

