LANDLORD FEES.

Letting services and charges at a glance

POWELLS.
SALES | LETTINGS | MANAGEMENT

Choose the service that suits you. Shared tenancy and setup charges are listed once below, not repeated under each service.

FULL MANAGEMENT	LET & RENT COLLECTION	LET ONLY
14% + VAT	**10% + VAT**	**One month's rent + VAT**
16.8% including VAT	12% including VAT	
Minimum £1,400 + VAT (£1,680 including VAT) per tenancy.	Minimum £1,100 + VAT (£1,320 including VAT) per tenancy.	Minimum £1,100 + VAT (£1,320 including VAT) per tenancy.

Fees above are subject to the stated minimum. Percentage and rent-based fees are shown before VAT; VAT-inclusive figures are shown where provided in the terms.

SETUP CHARGES

CHARGE	FEE	WHEN IT APPLIES
Tenancy administration	£100 minimum to £400 maximum + VAT (£120 to £480 including VAT)	Per tenancy. Includes marketing, viewings, negotiating terms, tenancy documents and utility/service setup.
Tenancy agreement	£250 + VAT (£300 including VAT)	Per agreement
Referencing	£50 + VAT (£60 including VAT)	Per tenant, student or guarantor
Right to Rent check	£25 + VAT (£30 including VAT)	Per tenant, student or occupant aged 18+
Change of sharer	£250 + VAT (£300 including VAT)	Non-Housing Act tenancies

Tenancy administration VAT check: the source lists a maximum of £480 and £400 including VAT, which conflicts. This sheet treats the intended maximum as £400 + VAT (£480 including VAT).

SERVICE-SPECIFIC AND OPTIONAL FEES

Landlord regulation checks
Full Management and Let & Rent Collection: £9.50 per month (£11.40 including VAT). Let Only: £114 + VAT (£136.80 including VAT), payable upfront.

If regulation checks are not selected
Deposit service: £6 per month (£7.20 including VAT) for managed services, or £72 + VAT (£86.40 including VAT) for Let Only.

Marketing Only
£199 + VAT (£238.80 including VAT), payable in advance.

Section 8 possession notice
£175 + VAT (£210 including VAT).

Rent review or tenancy extension: £250 + VAT (£300 including VAT) each.

HMO licence application: £325 + VAT (£390 including VAT). **Agent as licence holder**: £250 + VAT (£300 including VAT).

Inventories (preparation, check-in or check-out): £100 to £600 each, including VAT. **Additional property visit**: £72 to £250 including VAT.

Maintenance and compliance: non-routine maintenance 10% + VAT (12% including VAT) of works; EPC £99 + VAT (£118.80 including VAT). Gas, electrical, PAT and legionella checks are quoted.

Rent Protection: From £43.38 per month. The cost is based on the monthly rent of your property and will be confirmed before you proceed.

Additional fees may apply for property preparation, extra visits, legal proceedings, deposit claims/transfers, non-UK bank payments and third-party services. Third-party charges and insurance rates can vary by property and provider. See the Terms of Business and any individual quotation for the full details.