Landlord fees schedule

LEVELS OF SERVICE OFFERED

	Tenant Find Only: £574 one-off (no VAT)	**Rent Collect:** £499 let fee + 6% of rent (no VAT)	**Fully Managed:** £499 let fee + 7%, then 9% (no VAT)
Rental valuation and marketing advice	✓	✓	✓
Advertising on our website, social media, Zoopla and a To Let board where applicable	✓	✓	✓
Floorplan and professional photographs	✓	✓	✓
Accompanied viewings with feedback	✓	✓	✓
Referencing, credit and Right to Rent checks	✓	✓	✓
A compliant tenancy agreement	✓	✓	✓
Deposit protected with the Tenancy Deposit Scheme (TDS)	✓	✓	✓
Meter readings, and smoke and carbon monoxide alarms tested on move-in day	✓	✓	✓
First month's rent collected and paid to you	✓	✓	✓
Full handover pack for self-managing landlords	✓		
Rent collected every month and paid to you, with a monthly statement		✓	✓
Late rent chased and arrears managed		✓	✓
Rent increase and possession notices prepared and served		✓	✓
Deposit returned at the end of the tenancy		✓	✓
Repairs and maintenance through our trusted contractors			✓
Gas, electrical and EPC certificates arranged as they fall due			✓
Regular property inspections			✓
Utilities and council tax told about tenant changes			✓
Check-out and deposit claims handled			✓

I ♥ PLYM **Luv Plymouth Lettings**
PLYMOUTH PROPERTY SPECIALISTS

Landlord fees schedule

ADDITIONAL FEES AND CHARGES

Luv Plymouth Lettings
PLYMOUTH PROPERTY SPECIALISTS

luvplymouthlettings.co.uk

ALL SERVICES

Additional adult tenant or guarantor: £49.99 each (referencing and set-up).

Multiple-property discounts are available on Fully Managed.

No payment upfront: fees are taken from the first month's rent.

DURING THE TENANCY

Property inspection with photographic report: £90.00 (Tenant Find Only or Rent Collect; included in Fully Managed).

Non-UK Resident Landlord tax administration: £100.00 per year (any service, on request).

Energy Performance Certificate: arranged via an external contractor, price quoted before any work (any service, on request).

Gas Safety Record (Fully Managed, arranged as it falls due): £72.00 per year. Optional boiler service £60.00 per year, arranged in the same visit.

END OF TENANCY

Tenant check-out with photographic report: £90.00 (Tenant Find Only or Rent Collect; included in Fully Managed).

Deposit claim needing our solicitor: £100.00 fixed fee, deducted from any monies recovered from the deposit (Fully Managed or Rent Collect).

LANDLORDS NOT ON A SERVICE

Inventory report: £74.99.

Tenant check-out report: £90.00.

Creation of a tenancy agreement: £49.99.

Serving possession notices on legal grounds under the Renters' Rights Act 2025: price on application.

Luv Plymouth Lettings is not VAT registered, so no VAT is added to any fee.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

propertymark cmp Client Money Protection

INDEPENDENT REDRESS:

Property Redress Scheme, www.theprs.co.uk

Property Redress