

LANDLORD FEES

All fees are subject to VAT at a rate of 20%



CHARLES LOUIS
LETTINGS & PROPERTY MANAGEMENT

FULLY MANAGED SERVICE

Set Up Fee	£495 (£594 inclusive)
Fully Managed Monthly Fee	10% (12% inclusive)
Comprehensive Inventory	Included
Tenancy Renewal Fee Including Rent Review	£60 (£72 inclusive)

RENT COLLECTION SERVICE

Set Up Fee	£495 (£594 inclusive)
Monthly Fee	6% (7.2% inclusive)
Comprehensive Inventory	Included
Tenancy Renewal Fee Including Rent Review	£60 (£72 inclusive)

TENANT FIND ONLY

One Off Fee	One months' rent (inclusive of VAT) * subject to a minimum fee of £695 (£834 inclusive)
Inventory (Optional)	As Detailed Below
Check In Fee (Optional)	£60 (£72 inclusive)

GENERAL

EPC	£75 (£90 inclusive)
Gas Safety Check	£75 (£90 inclusive)
Gas Safety Check With Boiler Service	£110 (£132 inclusive)
Electrical Installation Condition Report (EICR) - typical 1 - 2 bed with 3 circuits	£150 (£180 inclusive)
Electrical Safety Report – typical 2 - 3 bed with up to 6 circuits	£175 (£210 inclusive)
Electrical Safety Report – typical 3 - 4 bed with up to 10 circuits	£210 (£252)
Electrical Safety Report – Larger property with more than 10 circuits	£245 (£294 inclusive)

Open 7 days a week
0161 959 0166

charleslouishomes.co.uk
enquire@charleslouis.co.uk

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GENERAL

Service of Section 13 Notice (Rent Increase)	£45 (£54 inclusive)
Service of Section 21 Notice or Notice to Quit	£50 (£60 inclusive)
Take Over of existing tenancies from another agent	£250 (£300 inclusive)
Obtaining estimates and supervision of major works	10% (12% inclusive) of cost of works over £250
Duplication & Testing of extra keys	£25 (£30 inclusive) Plus Price of Keys
Additional/Empty Property Visits:	£50 (£60 inclusive)
Mid-Term Amendment Fee	£90 (£108 inclusive)
Attending Court with or on behalf of a Landlord	£90 (£108 inclusive) per hour (minimum one hour)
Administration of tax returns for Overseas Landlords	1. Where no exemption Certificate is received £45 (£54 inclusive) per quarter plus £60 (£72 inclusive) for an annual return 2. Where an exemption Certificate is received £60 (£72 inclusive) for an annual return

GENERAL

Unfurnished	Inventory
Studio/ 1 Bed	£90 (£108 inclusive)
2 Bed	£95 (£114 inclusive)
3 Bed	£125 (£150 inclusive)
4 Bed	£135 (£162 inclusive)
5+ Bed	£150 (£180 inclusive)
Furnished	Inventory
1 Bed	£110 (£132 inclusive)
2 Bed	£125 (£150 inclusive)
3 Bed	£135 (£162 inclusive)
4 Bed	£145 (£174 inclusive)
5+ Bed	£165 (£198 inclusive)

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