



Fees for Landlords & Tenants

Landlord – Management Services

Outlined below are the three basic elements of our Service. However, we maintain a flexible attitude, and are generally able to adapt our Service to meet our client's individual circumstances and needs.

Let Only

Marketing of the property
Carrying out viewings,
Introduction and vetting of
a prospective Tenant
Preparation of the
tenancy agreement,
An inventory if required**
Initial money payments

5%*

Rent Collection

Marketing of the property
Carrying out viewings,
Introduction and vetting of
a prospective Tenant
Preparation of the
tenancy agreement
An inventory if required**
Rent collection each month
Monthly statement via
email or post
End of year statement
Payments will be made to the
nominated bank you choose
Late payments to be
chased by agent

7.5%*

Fully Managed

Marketing of the property
Carrying out viewings,
Introduction and vetting of
a prospective Tenant
Preparation of the
tenancy agreement
Arrangement of an inventory
Rent collection each month
Monthly statement via
email or post
End of year statement
Payments will be made to the
nominated bank you choose
Late payments to be
chased by agent
Recommend, oversee and account
for any necessary repairs
Carry out three inspections a year
Liaise with the Tenant, and
renew the tenancy agreement
or arrange to check them out

10%*

Additional Fees

Set-up fee	£275.00 – Charged with Rent Collection and Fully Managed packages
Tenancy Renewal	£75.00
Serving Notices	£35.00
Registering a deposit	£50.00 – Included in Rent Collection and Fully Managed packages
Extra property visits	£45.00

*Percentages are worked out over the gross term of the rental. **Additional fees apply.

Arranging the following

EPC	£80.00
Gas safety Certificate	£99.00
Electrical Certificate	£175.00 - £250.00 dependant on property size
Legionella Report	£80.00
Inventory Make	From £85.00 - £225.00 dependant on property size and furniture
Inventory Check out	From £85.00 - £225.00 dependant on property size and furniture

Tenants

A fee is due prior to the start of the tenancy to cover the Tenant's share of administration costs, including preparation of the tenancy agreement and any legal notices, referencing and credits checks.

Fees are charged at 12.5 days of the rental, based on 2 applications. Please note there maybe an extra charge for further references. All fees are due to us 48hrs before moving in, we accept payment via bank transfer and you will be supplied with our account details.

Holding Deposit	£500.00
Administration Fees	12.5 days of the annual rental
Inventory – Check In	£100.00 - £200.00 dependant on property size
Security Deposit	1½ months rent upfront
Pets	An additional 2 weeks on standard security deposit
Guarantor/Additional References	£80.00
Renewal	£75.00
Change of Occupier	£250.00
Express Check In	3 days rent
Additional Paperwork	£25.00
Early Termination Fee	Equal to Landlords set up fees and £100.00 administration fee

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Pinpointing your perfect property

