

Landlord fees.

Every fee a landlord can be asked to pay when letting through H Prestige Estates, published under the Consumer Rights Act 2015. Applies to lettings in England.

OUR COMMISSION

Three services, one clear rate for each.

Every instruction is led by a director, whichever service you choose. H Prestige Estates Ltd is not VAT registered, so every amount in this schedule is the full amount you pay; no VAT is added to any fee.

FULLY MANAGED 10% of the monthly rent, deducted from each payment we collect The property, the tenant and the paperwork handled in full, with a director as your point of contact for the life of the tenancy.	RENT COLLECTION 7% of the monthly rent, deducted from each payment we collect We secure the right tenant, set the tenancy up and handle the money; day-to-day management stays with you.	LET ONLY 6% of the annual rent, payable once your tenant is in We find, reference and move in the right tenant, then hand management back to you.
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WHAT'S INCLUDED	FULLY MANAGED 10%	RENT COLLECTION 7%	LET ONLY 6%
Rental valuation and letting advice	✓	✓	✓
Marketing and accompanied viewings	✓	✓	✓
Referencing and Right to Rent checks	✓	✓	✓
Tenancy agreement and deposit registered	✓	✓	✓
Compliance confirmed before move-in	✓	✓	✓
A director as your point of contact	✓	✓	✓
Rent collected and reconciled	✓	✓	—
Arrears identified and chased	✓	✓	—
Clear monthly statements	✓	✓	—
Compliance tracked and renewed throughout	✓	—	—
Routine inspections with written reports	✓	—	—
Repairs and maintenance coordinated	✓	—	—
Check-out, deposit return and re-letting	✓	—	—

The fixed charges on pages 2 and 3 apply to every service level unless stated. Your terms of business confirm the schedule that applies to your instruction.

CLIENT MONEY PROTECTION

Propertymark Client Money Protection

propertymark.co.uk



INDEPENDENT REDRESS

The Property Redress Scheme

theprs.co.uk



DEPOSIT PROTECTION

The DPS

depositprotection.com



FIXED CHARGES

Setting up, compliance and property services.

These charges apply per property or per tenancy as described, across all service levels. Certificates and property services are arranged on your instruction; anything sized by the property is confirmed in writing before we proceed.

SETTING UP THE TENANCY

Tenancy agreement	£300 per tenancy	Negotiating the tenancy, verifying references, undertaking Right to Rent checks and drawing up and executing the agreement.
Short let tenancy agreement	£200 per tenancy	The same work for a short let, as a single fixed fee covering the negotiation, referencing, Right to Rent checks and contract.
Amendment to the agreement	£50 per amendment	Any change to the contract requested by either party during the tenancy.
Deposit registration	£60 per tenancy	Registering your details and the tenant's, protecting the deposit with The DPS, and serving the deposit certificate and prescribed information within 30 days of the tenancy starting.
Right to Rent follow-up check	£60 per check; included within fully managed	A repeat in-person check where a tenant's permission to be in the UK is time-limited, in line with the Immigration Acts 2014 and 2016, with the Home Office notified where the law requires it.
Withdrawal from an agreed let	One week's rent	Where you withdraw after an applicant has passed referencing but before the tenancy documentation completes, as a contribution to the costs already incurred.

COMPLIANCE AND SAFETY CERTIFICATES

Energy Performance Certificate (EPC)	£120 to £200 subject to quote	Arranged with an accredited assessor, in place before marketing begins.
Gas safety certificate (CP12)	£120 per certificate	Arranged with a Gas Safe registered engineer, with the record kept on file.
Electrical Installation Condition Report (EICR)	From £200 by size; larger by quote	Studio £200; one bedroom £220; two bedrooms £240; three bedrooms £300; four bedrooms £400; five bedrooms £475.
Legionella risk assessment	£120 per assessment	The water system assessed and recorded before the tenancy begins.
Portable appliance testing (PAT)	£120 per visit	Supplied appliances tested and tagged.
Smoke and carbon monoxide alarms	£48 per unit	Supplied and fitted to the current regulations.

INVENTORIES, CHECK-OUT AND CLEANING

Inventory and check-in	From £210 by size; larger by quote	Studio £210; one bedroom £240; two bedrooms £280; three bedrooms £330; four bedrooms £390. A detailed inventory and schedule of condition protects your deposit position from day one.
Check-out	From £210 by size; larger by quote	Studio £210; one bedroom £210; two bedrooms £240; three bedrooms £240; four bedrooms £300. The property is checked against the inventory at the end of the tenancy.
Start or end of tenancy cleaning	From £200 by size; larger by quote	Studio £200; one bedroom £250; two bedrooms £300; three bedrooms £400; four bedrooms £500; five bedrooms £600, with carpet cleaning £24 per room.

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FIXED CHARGES, CONTINUED

During and after the tenancy.

Additional property visits	£120 per visit	Where you ask us to attend the property beyond the visits included in your terms of business.
Service of legal notices (Section 8)	£150 per notice	Prepared and served correctly on your behalf.
Court attendance	£120 per hour	Where you need us to attend court in connection with your tenancy.
Arranging works over £1,000	8% of the cost of the works	Arranging access, agreeing costs with contractors, checking the work has been carried out to the specification and retaining any resulting warranty or guarantee. Routine repairs within a managed tenancy carry no arrangement fee.
Maintenance float	£350 held; fully managed only	Not a fee: we hold a float from rent on fully managed tenancies, tell you about any maintenance the property needs and arrange repairs up to that limit where sufficient funds are held.
Non-resident landlords: HMRC returns	£120 per quarter	Remitting and balancing your return to HMRC quarterly and annually under the Non-resident Landlords Scheme.
Additional HMRC reporting	£60 per request	Responding to specific queries on your quarterly or annual return from you or from HMRC.
Annual income and expenditure schedule	£120 per year	A full statement of your rental income and costs for your tax return.
Same-day payment	£15 per payment	Where you ask for a payment faster than the timescales in your terms of business.
Interest on overdue fees	6% over base or 8% total, if higher	Charged from the due date until an unpaid fee is settled.

OTHER INCOME WE MAY RECEIVE

We may receive a referral fee or commission when we introduce you or your property to another business, for example a solicitor, referencing agency, EPC provider, inventory clerk or contractor, and we retain any such income earned while acting as your agent. Vetted contractors may pay us a referral fee of up to 25% of their invoice; that fee is within the contractor's invoice and does not change the amount you pay. You are always free to use your own providers, and the basis of any referral arrangement is disclosed in your terms of business.

Every fee is confirmed in your terms of business before any instruction begins. If you would like the schedule explained against your own property, call the lettings team on 01344 283300 and we will go through it with you.

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