



**Hammond**  
Property Services

**TO LET**

**01949 87 86 90**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

**WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!**

# OUR FEES

**August 2026**

## LET & MANAGED

|                                  |          |                          |
|----------------------------------|----------|--------------------------|
| <b>Monthly Management Fee</b>    | <b>%</b> | <b>12% + VAT (14.4%)</b> |
| <b>Setting up your Tenancy</b>   | <b>£</b> | <b>375 + VAT (£450)</b>  |
| <b>Referencing per Applicant</b> | <b>£</b> | <b>50 + VAT (£60)</b>    |

|                                                                |                                                                    |                                      |
|----------------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------|
| FREE Market Appraisal                                          | Marketing and Advertising                                          | Screening Applicants                 |
| Ultimate Referencing and Right to Rent Checks                  | Photographic & Written Inventory using leading inspection software | Accompanied Viewings                 |
| Signing of all documents                                       | Collection of all rents and deposit                                | Notifying Utilities and Council      |
| Providing up-to-date Legislation and Ongoing Compliance Checks | Regular Property Inspections                                       | Register Deposit (DPS Custodial)     |
| Managing Maintenance                                           | Annual Rent Review and serving of Section 13 Notice                | Exit Inspection, Report & Conclusion |

## LET & RENT COLLECTION

|                                  |          |                         |
|----------------------------------|----------|-------------------------|
| <b>Monthly Management Fee</b>    | <b>%</b> | <b>7% + VAT (8.4%)</b>  |
| <b>Setting up your Tenancy</b>   | <b>£</b> | <b>375 + VAT (£450)</b> |
| <b>Referencing per Applicant</b> | <b>£</b> | <b>50 + VAT (£60)</b>   |

|                                               |                                     |                                  |
|-----------------------------------------------|-------------------------------------|----------------------------------|
| FREE Market Appraisal                         | Marketing and Advertising           | Screening Applicants             |
| Ultimate Referencing and Right to Rent Checks | Accompanied Viewings                | Providing up-to-date Legislation |
| Signing of all documents                      | Collection of all rents and deposit | Ongoing Compliance checks        |

## LET & SET UP

|                                  |          |                            |
|----------------------------------|----------|----------------------------|
| <b>Finding your Tenant</b>       | <b>£</b> | <b>2 Week's Rent + VAT</b> |
| <b>Setting up your Tenancy</b>   | <b>£</b> | <b>375 + VAT (£450)</b>    |
| <b>Referencing per Applicant</b> | <b>£</b> | <b>50 + VAT (£60)</b>      |

|                                               |                                     |                                  |
|-----------------------------------------------|-------------------------------------|----------------------------------|
| FREE Market Appraisal                         | Marketing and Advertising           | Screening Applicants             |
| Ultimate Referencing and Right to Rent Checks | Accompanied Viewings                | Signing of all documents         |
| Signing of all documents                      | Collection of all rents and deposit | Providing up-to-date Legislation |

# TO LET

## 01949 87 86 90

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

## Additional Services

August 2026

### LET & RENT COLLECTION and LET & SET UP

#### INVENTORY - UNFURNISHED

|                    |   |                  |
|--------------------|---|------------------|
| 1 BEDROOM          | £ | 125 + VAT (£150) |
| 2 BEDROOM          | £ | 145 + VAT (£174) |
| 3 BEDROOM          | £ | 175 + VAT (£210) |
| 4 BEDROOM          | £ | 185 + VAT (£222) |
| 5 BEDROOM          | £ | 205 + VAT (£246) |
| GARAGE/OUTBUILDING | £ | 10 + VAT (£12)   |

#### EXIT INSPECTION AND REPORT - UNFURNISHED

|                    |   |                  |
|--------------------|---|------------------|
| 1 BEDROOM          | £ | 115 + VAT (£138) |
| 2 BEDROOM          | £ | 135 + VAT (£162) |
| 3 BEDROOM          | £ | 155 + VAT (£186) |
| 4 BEDROOM          | £ | 165 + VAT (£198) |
| 5 BEDROOM          | £ | 185 + VAT (£222) |
| GARAGE/OUTBUILDING | £ | 10 + VAT (£12)   |

|                                   |   |                         |
|-----------------------------------|---|-------------------------|
| REGISTER DEPOSIT (DPS CUSTODIAL)  | £ | 75 + VAT (£90)          |
| PROPERTY INSPECTION               | £ | 40 + VAT (£48)          |
| NOTIFYING UTILITIES AND COUNCIL   | £ | 5 + VAT (£6) PER NOTICE |
| RENT REVIEW AND SECTION 13 NOTICE | £ | 85 + VAT (£102)         |

### FOR ALL LANDLORDS

#### ELECTRICIAL INSTALLATION CONDITION REPORT (EICR)

|                    |   |                  |
|--------------------|---|------------------|
| 1 BEDROOM          | £ | 190 + VAT (£228) |
| 2 BEDROOM          | £ | 210 + VAT (£252) |
| 3 BEDROOM          | £ | 230 + VAT (£276) |
| 4 BEDROOM          | £ | 280 + VAT (£336) |
| 5 BEDROOM          | £ | 310 + VAT (£372) |
| GARAGE/OUTBUILDING | £ | 10 + VAT (£12)   |

This is for the condition report only (EICR) and not for any required remedials. An EICR needs to be renewed every 5 years

#### LANDLORD GAS SAFETY RECORD (GSR)

|                          |   |                  |
|--------------------------|---|------------------|
| BOILER CHECK ONLY        | £ | 85 + VAT (£102)  |
| BOILER CHECK AND SERVICE | £ | 150 + VAT (£180) |
| ADDITIONAL APPLIANCES    | £ | 15 + VAT (£18)   |

This is for the check only (GSR) and not for any required remedials. A GSR needs to be renewed annually

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

|                             |   |                 |
|-----------------------------|---|-----------------|
| EPC for domestic properties | £ | 85 + VAT (£102) |
|-----------------------------|---|-----------------|

An EPC currently needs to have a minimum rating of "E" and is valid for 10 years.

|                                     |   |                                  |
|-------------------------------------|---|----------------------------------|
| SERVING OF LEGAL NOTICES            | £ | 105 + VAT (£126)                 |
| ANTI-MONEY LAUNDERING (AML) CHECKS  | £ | 15 + VAT (£18) PER LANDLORD      |
| AML ONGOING MONITORING (Annual)     | £ | 3 + VAT (£3.60) PER LANDLORD     |
| AML PROPERTY OWNERSHIP VERIFICATION | £ | 5 + VAT (£6) PER RENTAL PROPERTY |
| HOURLY                              | £ | 60 + VAT (£72 PER HOUR)          |