

Adamson Knight – Landlord Fees

Our Service Packages

- **Let Only** – 12% (VAT included)
- **Fully Managed** – 15% of monthly rent (VAT included)

Standard Charges (applicable to all service levels)

Check-In & Check-Out – £250.00 (VAT included)

- Arrange and oversee tenant move-in and move-out
- Confirm move-out date/time with tenants
- Independent inventory clerk instructed to attend, provide detailed report, and comments where necessary

Tenancy Set-Up – £295.00 (VAT included)

- Draft tenancy agreement
- Carry out Right to Rent and AML checks
- Ensure compliance with all current legal requirements
- Full background and credit checks
- References for tenants and guarantors where required

Maintenance & Repairs

- **Labour:** £100.00 (VAT included) for call-out and first hour. £80.00 (VAT included) per hour thereafter. This also covers our role in arranging visits, handling access, managing quotes, and liaising with contractors. *(Rates may change during tenancy).*
- **Materials:** Charged at cost plus up to 25% to cover sourcing, admin, and disposal of old items or appliances.

Other Common Fees

- EPC – £95.00 (VAT included)
- Gas Safety Certificate – £95.00 (VAT included)
- Electrical Safety Certificate- £170 (VAT Included)

Renewals & Deposits

Tenancy Renewal – fee agreed at contract stage. Covers rent review, negotiating amendments, and preparing updated tenancy agreement.

Deposit Registration – £95.00 (VAT included)

- Register deposit with a government-approved scheme
- Provide tenants with deposit certificate & prescribed info within 30 days

Property Inspections & Safety

- Fire Risk Assessment – £450.00 (VAT included, completed by qualified assessor)
- Inventory & Cleaning – cost varies depending on property size and requirements

Tenant Fees (Adamson Knight)

Before You Move In

- **Holding Deposit** – Equivalent to 1 week's rent. Held for up to 7 days while tenancy agreement is finalised. Credited towards first rent payment if tenancy proceeds. This can be forfeited if applicant fails checks, provides false or misleading information, or withdraws.
- **Security Deposit** – 5 weeks' rent (if annual rent under £50,000) or 6 weeks' rent (if over £50,000).

During Tenancy – No charges apply.

Ending Tenancy (as per agreement) – No charges apply.

Optional Extras – Services such as cleaning available via our approved contractors. Costs depend on property size (quotes on request).

Other Possible Tenant Charges (as permitted by Tenant Fees Act 2019):

- Early termination or replacement tenants – reasonable costs apply (referencing, inventory, drafting new agreements, etc.)
- Tenancy variations – £50 (VAT included) unless receipts can be shown for higher costs
- Late rent – interest at 3% above Bank of England base rate after 14 days overdue
- Damages – repair costs deducted from deposit as per tenancy agreement

In the event that keys or fobs are lost and require replacement, tenants will be charged £50. If the replacement cost exceeds this amount, or if a locksmith is required, the tenant will be responsible for the full cost of the locksmith's call-out and any works carried out.

Vendor Fees (Adamson Knight)

Sales Agency Fees

- Sole Agency – 2.4% VAT included
- Multiple Agency – 3% + VAT Included

Additional Services for Vendors

- EPC – £95.00 (VAT included)
- Access to panel suppliers for conveyancing solicitors, mortgage advisors, and surveyors

Buyer Services (Adamson Knight)

Adamson Knight also provides support for buyers through recommended partners:

- Legal and conveyancing services

Buyer Fees

At Adamson Knight, we assist buyers throughout the property purchase process by connecting them with our network of approved partners, including:

- Legal and conveyancing professionals
- Mortgage brokers and financial advisors

Information about our recommended providers is available on request. In some cases, Adamson Knight may receive a referral fee from these suppliers (details can be provided if required). This does not affect the cost of their services to you, nor does it restrict your option to use your own chosen providers. All fees, unless otherwise noted, are inclusive of VAT.