



**Love  
Property Co.**

Family Run Independent Estate Agent

Love Property Co (Solihull) Limited  
15 St John's Way, Knowle, Solihull, B93 0LE  
info@lovepropertyco.co.uk  
www.lovepropertyco.co.uk  
01564 663055

## Charges and Fees for Landlords

<b>Managed</b>	<b>Excluding VAT</b>	<b>Including VAT</b>
Tenancy finders fee to be taken from first months rent	50%	60%
Monthly management fee - excluding Rent Guarantee Insurance and Legal Protection	8%	9.6%
Monthly management fee - including Rent Guarantee Insurance and Legal Protection	10%	12.0%
Tenant referencing - included	no charge	no charge
Deposit registration - included	no charge	no charge
Inventory condition report - Minimum charge from	£90.00	£108.00
Check out inspection - Minimum charge from	£50.00	£60.00
Deposit return and dispute if applicable	no charge	no charge
Tenancy renewal	£150.00	£180.00

<b>Let Only</b>	<b>Excluding VAT</b>	<b>Including VAT</b>
Tenancy finders fee to be taken from first months rent	50%	60%
Rent Guarantee Insurance and Legal Protection	POA	POA
Tenant referencing - included	no charge	no charge
Deposit registration - included	no charge	no charge
Inventory condition report - Minimum charge from	£90.00	£108.00
Check out inspection - Minimum charge from	£50.00	£60.00
Deposit return and dispute if applicable	no charge	no charge
Tenancy renewal	£150.00	£180.00

<b>Rent Collection only service</b>	<b>Excluding VAT</b>	<b>Including VAT</b>
Same terms as let only plus monthly charge	£40.00	£48.00
Rent Guarantee insurance	POA	POA

<b>Legal Requirements</b>	<b>Excluding VAT</b>	<b>Including VAT</b>
Electrical condition report (EICR)	£135.00	£162.00
Portable Appliance Testing (PAT)	£75.00	£90.00
Energy performance certificate (EPC)	£60.00	£72.00
Landlords gas safety certificate and boiler service (LGSC)	£77.00	£92.40
Landlords gas safety certificate, boiler service and fire check (LGS)	£92.00	£110.40
Carbon monoxide detector - per alarm	£40.00	£48.00
Legionella risk assessment	£75.00	£90.00
Smoke Alarm	£35.00	£42.00
Carbon Monoxide Alarm	£65.00	£78.00



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Extra Services	Excluding VAT	Including VAT
Keys - additional	£25.00	£30.00
Statements - additonal	£50.00	£60.00
Overseas charge if no NRL1	£75.00	£90.00
Caretaking empty property	£25.00	£30.00
Legal notice	£75.00	£90.00
Refurbishment and maintenance	10%	12%