Landlord Fee Schedule 2026

Clear, upfront pricing for letting and managing your property. All prices include VAT.

Levels of service

LET ONLY	RENT COLLECTION	FULLY MANAGED
One month's rent	**12%**	**15%**
Payable in advance	inc. VAT	inc. VAT

Set-up and landlord fees

Fee	Cost inc. VAT
Initial Set-up Fee **All services** Includes professional photography, floor plans, virtual tours, advertising on Rightmove, Zoopla & OnTheMarket, accompanied viewings, Land Registry check, one reference, right to rent checks, ID & sanction checks and tenancy agreements.	**£420.00**
OR	
Ongoing Set-up Fee (per subsequent tenancy) **All services** Advertising on Rightmove, Zoopla & OnTheMarket, accompanied viewings, one reference, right to rent checks, ID & sanction checks and tenancy agreements.	**£300.00**
Additional reference (per extra reference) **All services** Each extra reference, including a guarantor, beyond the one included in the set-up fee.	**£42.00**
Compliance fee (per tenancy, per month) **Fully Managed only** Covers keeping you updated on changes to lettings regulation and insurance requirements, arranging compliance works where needed, and carrying out ongoing anti-money laundering ID and sanctions checks. The cost of any works is charged separately.	**£4.80**
Withdrawal fee	**£350.00**
Sale of the property to a tenant introduced by us	**1.8%**

Commercial lettings

Commercial lettings and management	**Price on request**

Certificates and safety

Optional services we can arrange for you

Service	Fully Managed	Rent Collection & Let Only
Electrical Installation Condition Report (EICR)	From **£222.00**	From **£342.00**
Gas Safety Certificate and/or service	From **£90.00**	From **£210.00**
Oil boiler service	From **£150.00**	From **£270.00**
Energy Performance Certificate (EPC)	**£125.00**	**£245.00**
Legionella Risk Assessment	**£125.00**	**£245.00**
PAT testing	From **£80.00**	From **£200.00**
Installing smoke & carbon monoxide alarms (per alarm)	From **£45.00**	From **£75.00**

We arrange pre-tenancy certificates on every service level, and the certificate cost is charged to you at the price for your service level. Rent Collection and Let Only prices include an additional £120.00 inc. VAT per certificate or service; smoke and CO alarms are from £75.00 per alarm.

Other optional tenancy expenses

Service	Cost inc. VAT
Additional property visits **Let Only & Rent Collection**	**£84.00**
Tenancy deposit registration **Let Only & Rent Collection**	**£72.00**
End of tenancy deposit review **Let Only & Rent Collection**	**£84.00**
ID & right to rent follow-up check **Let Only & Rent Collection**	**£72.00**
Tenancy dispute and negotiations fee **All services**	From **£75.00**
Service of legal notices (Section 8 / Section 13) **Fully Managed**	**£120.00**
Service of legal notices (Section 8 / Section 13) **Rent Collection & Let Only**	**£240.00**
Court attendance (per hour)	**£60.00**
Postal forwarding fee (excluding postage)	**£30.00**
Vacant property visits **Let Only & Rent Collection**	**£90.00**
Key cutting admin fee (plus the cost of the keys)	**£30.00**
Arrangement fee for refurbishment works, pre and post tenancy Of the gross amount invoiced by the contractor.	**12%**
Interest on unpaid commission Above the Bank of England base rate, from the due date until paid.	**3%**

Inventory price list

Prices from, inc. VAT

	Studio / 1 bed	2 bed	3 bed	4 bed	5 bed
Inventory	£90	£114	£132	£180	£204
Check-in	£66	£78	£96	£108	£132
Inventory update	£90	£102	£102	£114	£120
Check-out	£114	£120	£138	£156	£174

Rent guarantee

Monthly rent	Monthly	Yearly
£1 – £500	**£31.17**	**£324.00**
£501 – £700	**£35.17**	**£372.00**
£701 – £2,000	**£40.25**	**£433.00**
£2,001 – £3,000	**£52.17**	**£576.00**
£3,001 – £5,000	**£66.17**	**£744.00**
£5,001 – £8,000	**Price on request**	**Price on request**

Your protection

- **Redress:** we are members of The Property Ombudsman (membership no. T08285), 43–55 Milford Street, Salisbury, SP1 2BP · 01722 333306 · www.tpos.co.uk.
- **Client money protection:** provided by Propertymark (propertymark.co.uk). A copy of our certificate is available on request and on our website.
- **Complaints:** our complaints procedure is available on request and must be used before a complaint is referred to The Property Ombudsman.
- **Your right to cancel:** if you are a consumer and sign away from our office or online, you have 14 days to cancel. Full details are in our Terms of Business.
- **Tenant fees:** we only charge tenants the payments permitted by the Tenant Fees Act 2019.

Ready to let your property?

Tell us about your property and we'll take it from there.

Get started

Aylesbury Lettings
Unit 13 The Courtyard, Aylesbury, HP21 7LZ
01296 254425 · lettings@michaelanthony.co.uk

Leighton Buzzard Lettings
5 Market Court, Leighton Buzzard, LU7 1HG
01525 301401 · lb@michaelanthony.co.uk