

Manchester Landlord Fees (Oct 2023)

Landlord Fees	+ VAT	Inc. VAT
Let Only	£650.00	£780.00
Let Fee when Managed	£550.00	£660.00
Management (%)	12.00%	14.60%
*Premium Management (%)	14.00%	16.80%
*includes Rent and Legal Protection		

Administration Fees	+ VAT	Inc. VAT
Deposit Registration	£60.00	£72.00
Inventory Report 0-2 bed	£120.00	£144.00
Inventory Report 3+ bed	£150.00	£180.00
Check Out Report 0-2 bed	£120.00	£144.00
Check Out Report 3+bed	£150.00	£180.00
Additional Inspections	£50.00	£60.00
Tenancy Renewal	£120.00	£144.00
Payment of Service Charge/Ground Rent	£125.00 per year	£150.00 per year

Compliance and Maintenance Charges	+ VAT	Inc. VAT
EPC	£75.00	£90.00
Gas Safe Certificate	£75.00	£90.00
Electrical Installation Condition Report	£165.83	£199.00
Contractor Handling Fee	20.00%	24.00%
Key Cutting	£10.00 per key	£12.00 per key
Vacant Management	£4.18 per day	£5.00 per day
Council Licence Application	£333.33	£400.00
Attending Court	£50.00 per hour	£60.00 per hour