

Additional Letting Fees

Payable by a landlord

Many landlords require upgrades to their package, below are Peace of Mind Lettings outlined fees for these services. A full breakdown of our charges and fees (no vat) can be found in our Lettings Guide and Agreement.

Energy Performance Certificate (EPC): £84

It is a legal requirement that all properties advertised for sale or let in the UK have an EPC. This certificate contains information about a property's energy use and typical costs, along with recommendations about how to reduce energy use and save money.

Should you wish to organise this yourself, we would request this is organised within the first seven days of instructing Peace of Mind Lettings.

Peace of Mind Lettings can arrange for an accredited assessor to attend your property and produce the certificate for £84.

Inventory fee: from £180 (included within our Fully Managed service)

Inventory documentation will detail the fixtures, fittings and condition of a property prior to the commencement of a tenancy, this will subsequently provide the basis for settlement in a deposit dispute. If an inventory is inadequate or non-existent then a deposit adjudicator is likely to award the deposit to the outgoing tenant, leaving a landlord out of pocket for any dirt or damage that is left behind. Peace of Mind Lettings highly recommends that landlords commission a professional inventory.

Inventory fees charged:

1-3 bed properties, £180 unfurnished/£190 furnished

4+ bed properties, £240 unfurnished/£250 furnished

Check-in:

1-3 bed properties, £100

4+ bed Properties, £120

Interim inspection:

1-3 bed properties, £100

4+ bed Properties, £120

Check-out:

1-3 bed properties, £150

4+ bed Properties, £170

Gas Safety Certificates: £90

All gas appliances and associated pipework and flues should be maintained to ensure they are safe to use. An annual inspection by a qualified registered Gas Safe gas engineer is now a requirement of law under The Gas Safety (Installation and Use) Regulations 1998.

Peace of Mind Lettings can arrange for a Gas Safe engineer to visit the property in a timely fashion and carry out the required certificate at a cost of £90

This is not required if no gas supply is present at the property.

Electrical Inspection Condition Report (EICR) and Portable Appliance Testing (PAT)

Electrical supply and appliances within a property must be 'safe'. All electrical appliances must be checked at regular intervals for defects (e.g., frayed wiring, badly fitted plugs etc...). Peace of Mind Lettings can arrange for a qualified electrician to attend The Property and provide a full Electrical Inspection Condition Report which has become mandatory, and Portable Appliance Testing. The Maintenance Management charge will apply here.

Legionnaires Risk Assessment - £90

Recent changes in Approved Code of Practice L8 which tells you how to comply with Health and Safety legislation, means that Landlords must carry out a Legionella Risk Assessment of rented properties.

You are free carry out this assessment yourself.

Should you feel a professional assessment is required, Peace of Mind Lettings will arrange for the attendance of an assessor to The Property who will produce a full risk assessment

report (note, this may be carried out after the initial tenancy has begun). This will be charged at £90 inc. VAT.

Peace of Mind Lettings does not accept any liability in the case of any issue arising from non-compliance in this area.

Maintenance Management: £25 fee plus 10% commission fee

We can help you with your maintenance and management of your property. To obtain quotes/ instruct contractors we charge a fee of £25. A commission fee of 10% is added on the work delivered. Eg. Quote = £60. Fee is therefore £25 + £6 = £31, Total = £91

Payable by a tenant

Change of sharer on tenancy agreement £50

Variation of contract £50

Surrender of tenancy – as agreed with the Agency

Lost keys £60

Lost security devices £60

No vat