Landlords' Guide to Services and Fees

LEXINGTONS PROPERTY MANAGEMENT & MAINTENANCE LTD

We are committed to being upfront with our charges and fees. The table below shows all Landlord fees shown both inclusive and exclusive of VAT. For more details, please refer to your Terms of Business or ask a member of our team.

Lexintons Property Management and Maintenance Ltd is a member of and covered by the Client Money Protection Scheme. We are also a member of a redress scheme provided by The Property Ombudsman www.tpos.co.uk

Description of Fee	Net (exclusive VAT)	Gross (inclusive VAT)
Full Management Plan (FMP)	7.5%	9%
Let Only Plan (LOP)* Half of one months rent subject to a minimum of £450.00 net.	£450.00*	£540.00*
Let and Collect (LC)	6.5%	7.8%
Guaranteed Rent Service (GRS)	9%	10.8%
Tenancy Agreement (drafting and execution of document if supplied by us)	£200.00	£240.00
Tenancy Extension/Renewal Service fee (drafting and execution of document if supplied by us)	£125.00	£150.00
Property Preparation Service fee	Subject to Quotation	
Attending Legal Proceedings (Per Hour plus travel)	£100.00	£120.00
Arranging non routine maintenance as required (management and instruction of contractor works)	10% of the net invoice	12% of the net invoice
Additional Property Visits (Per Visit) Charge	£49.00	£58.80
Deposit Transfer/Mid Term Transfer	£45.00	£54.00
Service of Notices	£75.00	£90.00
Property Licence Application	£125.00	£150.00
Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation	£100.00	£120.00
Referencing - If property not let or managed by Lexington's Property Management.	£75	£90
HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence)	£200	£240
Inventory Check In (Property not manged by us) Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation	£100.00	£120.00
Inventory Check Out (Property not manged by us) Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation	£100.00	£120.00
Energy Performance Certificate fee	£69.00	£82.80
Gas Safety Certificate	£80.00	£96.00
Portable Appliance Test fee	£80.00	£96.00
Periodic Electrical Inspection fee - up to a maximum of 4 bedrooms, larger properties subject to quotation.	£125.00	£150.00
Legionella Risk Assessment fee	£100.00	£120.00

Any other services, quotation on request

CMP Client Money Protect

THE PROPERTY OMBUDSMAN Approved Redress Scheme

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