

LANDLORD LETTINGS FEES

Residential lettings and property management | England | September 2026

Our fees are set out below so you can compare the available services. The selected service and any property-specific charge will be confirmed in the Instruction and Fee Schedule and is subject to our Landlord Terms of Business.

Letting and tenancy set up

Service	Fee	Details
Tenant Find / Let Only	50% of the first month's rent	Marketing, viewings, negotiation and tenancy set-up as described in the Terms of Business.
Landlord-found tenant set-up	£250	Applies where the landlord finds the tenant before we conduct a viewing or introduce them; subject to clause 2.
Tenant or guarantor reference	£60 per person	Independent identity, affordability, credit and relevant background checks.
Tenancy agreement and move-in paperwork	£100	Assured periodic tenancy agreement or appropriate non-Housing Act agreement and legal move-in paperwork.
Deposit registration and administration	£60	Applies where Patrick Oliver holds and protects the deposit through TDS.
Inventory, condition report and check-in	Quoted per property	A dated photographic inventory, schedule of condition and check-in; agreed before instruction.

Management and additional agency services

Service	Fee	Details
Full Management	10% of gross rent	Charged monthly from the tenancy commencement date, in addition to the Tenant Find service.
Statutory rent-increase notice	£100	Preparation and service only; excludes tribunal proceedings and valuation evidence.
Housing Act possession notice	£100	Agency notice service only; excludes legal advice, evidence preparation, court fees, representation and enforcement.
Void inspection	£35 per visit	A separately requested visual inspection while the property is vacant.
Aborted instruction or withdrawal	Up to £300	Reasonable value of work completed and non-refundable third-party costs; subject to clause 5.
Rent and legal protection insurance	Separate quotation	Subject to insurer eligibility, premium, policy terms and separate written confirmation.

Qualifying short furnished lets

For a genuine short furnished let of no more than three months: Tenant Find is 50% of the first month's rent and includes inventory/check-in for a studio, one-bedroom or two-bedroom property. A three-bedroom or larger property carries an additional £200 inventory fee. Full Management is 8% of rent for months 1 to 3 and 10% if the letting continues into month 4 only.

Additional costs and VAT Third-party services such as EPCs, gas-safety records, EICRs, contractors, advertising enhancements, legal work, court fees and insurance premiums are additional and quoted or approved before instruction. The stated agency fees are the total payable unless a quotation or the Instruction and Fee Schedule clearly identifies VAT before agreement.

PROPERTYMARK MEMBER | CLIENT MONEY PROTECTION | PROPERTY REDRESS SCHEME | TDS MEMBER

Please ask for a detailed quotation tailored to your property and selected service.