



Landlord Guide to Services and Fees Little Estate Agents are committed to being transparent about their services and fees. Detailed in the table below you will find our fees both inclusive and exclusive of VAT. For more details, please refer to our Terms of Business or ask a staff member.

Description of Fees & Service Bundles Packages	NET (exclusive of VAT)	Gross (inclusive of VAT)
Full management of Services (FM) Subject to a minimum set up fee £450 +vat (£540 vat inc.) per tenancy Additional fees apply for some sections see further down	10% of monthly rent	12% of monthly rent
Let and Rent Collection Service (LRC) Subject to a minimum set up fee of £450+vat (£540 vat inc.) per Additional fees apply for sections, see further down	8% of monthly rent	9.6% of monthly Rent
Let Only Service (LOS) - Tenant Find and Tenancy Set-up Subject to a minimum set up fee of £500 (£600)	Minimum £500	£600
Rent and Legal Protection (FM/RC/LO) May change – subject to availability*		£250 IPT 12month £200 IPT 6 month
Annual Deposit Registration Charge Held under my-deposits or Little Estate Agents Client Account (no charge if tenant opts into deposit replacement Reposit)	£40	£48
Mid-Term Deposit Transfer Fee	£40	£48
HMO Licence Application Fee (excludes the cost of the licence, any risk assessments or additional documentation required to grant the licence)	£200	£240
Tax Service (FM/RC) annual fee for income and expenditure report, unless declined then no charge.	£50	£60
Non-Residential Landlord Quarterly Reporting HMRC with no approval	£15 per quarter	£18
Inspections included in FM (RC or LO service - Offered)	£50	£60
Tenancy Renewal Charge (no charge for statutory periodic letter)	£100	£120
Inventory checkout for RC / LO if required	£80	£96
Serving Additional Sections inc. 47, 48, 13	£0 FM £25 RC/LO	£0 FM £30 RC/LO
Energy performance Certificate	£55	£66
Section 21	£80	£96
Section 8	£50	£60
Gas Safety Certificate	£66.67*	£80
Electrical Report EICR	£104.17*	£125
PAT Testing	Tbc	
Smoke Alarm Installation	Tbc	
Legionella Risk Assessment	Subject to quotation	