

At **Perkins Estate Agents**, we believe in transparency and professionalism. Below is a **clear** breakdown of our landlord and tenant fees.

All fees are exclusive of VAT.

SERVICE	MANAGED	RENT COLLECTION	LET ONLY
Professional property marketing	✓	✓	✓
Accompanied viewings (including evenings & weekends)	✓	✓	✓
Tenant referencing (credit, employment & landlord checks)	✓	✓	✓
Tenancy agreement preparation	✓	✓	✓
Deposit collection and registration	✓	✓	✓
Monthly rent collection	✓	✓	✗
Monthly statements	✓	✓	✗
Arrears management	✓	✓	✗
Routine property inspections	✓	✗	✗
Maintenance coordination	✓	✗	✗
24/7 tenant support	✓	✗	✗
Handling all tenant queries	✓	✗	✗
Utility notifications (start & end of tenancy)	✓	✓	✗
End of tenancy check-out & report	✓	✗	✗
Advice on deposit deductions	✓	✗	✗
Tenancy renewals & negotiations	✓	✓	✗
Compliance reminders (e.g., GSC, EPC)	✓	✗	✗
Arrange contractors & maintenance	✓	✗	✗
Legal compliance support & updates	✓	✗	✗
Inventory arrangement (extra cost)	✓	✓	✓
Key holding & key cutting (£30 + VAT)	✓	✓	✓
Mid-term inspections (£78 + VAT per visit)	✓	✗	✗
Tenancy Set-Up Fee – £350 (plus VAT)	✓	✓	✓

Summary of Fees

- **Let Only:** 7% of monthly rent (one-off fee)
- **Rent Collection:** 9% of monthly rent
- **Managed:** 12% of monthly rent
- **Tenancy Set-Up Fee:** £350 (plus VAT)