

Price List

The Services offered by Stuarts Homes are:

- Full Management Service
- Letting Only Service

A comprehensive table to demonstrate each service and scale of fees is below

Services and Scale of Fees To note: The letting fee structure has been built particularly with the Renters Rights Bill 2025 in mind to be a realistic and fair pricing structure for landlords should tenants move out sooner than six months

Price List	Price exc VAT	Price Inc of VAT - Calc at 20%	Included in the FULL management	Included in Let Only Service
Market appraisal	Free of charge	Free of charge	Yes	Yes
Initial Letting Fee for Letting Only	Equivalent of one months' rent	-	N/A	No
Initial Letting Fee Full Management Payable each 'new' let unless within initial six month period - see below for scaling fees	£600.00	£720.00	No	No
Second Letting fee within 6mth period For Full Management only	£450.00	£540.00	No	No
Third Letting fee within 12mth period of initial let For Full Management only	£350.00	£420.00	No	No
Letting fee with no advertising and no viewings conducted – ie Introduction only	£450.00	£540.00	No	No

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Registration of deposit to deposit scheme	£15.00	£18.00	Yes	Yes
Issuing Prescribed information to tenants after move in	£5.00	£6.00	Yes	Yes
Transfer of deposit to LL own scheme in the event of a change of management or to transfer to a new agent	£15.00	£18.00	No	No
Fee to hold deposit in agent DPS scheme - annual fee	£50.00	£60.00	Yes	No
Administering deposit return at end of tenancy	£25.00	£30.00	Yes	No
Initial Referencing in accordance with Stuarts referencing criteria - charge per person	£55.00	£66.00	Yes	No
AdHoc Referencing (ie Mid tenancy) or upon request	£55.00	£66.00	No	No
Referencing chargeable if LL withdraws from tenancy before move in - Charge per person, plus refund to applicant of holding fee	£55.00	£66.00	No	No
Annual referencing on occupant tenant if requested - charge per tenant	£55.00	£66.00	No	No
Full Inventory with dated photos and in line with DPS requirements, check smoke alarms and CO monitors	£225.00	£270.00	Yes	No
Informing Utility companies of occupation and vacation of tenants, and dealing with void period bills liable to landlord	£25.00	£30.00	Yes	No

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Process and Pay contractor invoices and account to landlord	-	-	Yes	No
Property Inspection including report to landlord	£90.00	£108.00	Yes	No
Pre Move Out inspection	£90.00	£108.00	Yes	No
Conducting the Move out process (ie on standard tenant notice, not on notice being served)	£225.00	£270.00	Yes	Service not available
Mid term tenancy change – To remove tenant and re-grant new tenancy	£90.00	£108.00	No	No
Mid Term Deed of Variation fee – Only to add new tenant(s) or Authorised occupant to current agreement	£50.00	£60.00	No	No
Implementing Annual Rent Increase via form 4a (new legislation) and providing market value comparables to encourage prevention of tenant dispute via First Tier Tribunal	£35.00	£42.00	No	No
Mediating annual rent disputes prior to tribunal	£35.00	£42.00	Yes	No
Responding to disputes to tribunal in the event of a court hearing. This is initial response and if continued, hourly 'AdHoc' fees apply thereafter	£120.00	£144.00	No	No
Issuing Copy Tenancy agreements	£35.00	£42.00	Yes	No
Arranging certifications (price per certification)	£25.00	£30.00	Yes	No
Arranging works - general property maintenance	£25.00	£30.00	Yes	No
Deal with day to day repairs liaising with contractors and landlords	-	-	Yes	No

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Monthly Caretaking fee - ideal for long term vacant periods	£130.00	£156.00	No	No
Additional inspections in event of emergency*** see below	£65.00	£78.00	Yes***	No
Advice and Mediation	on application		No	No
Annual Administration Fee - Residential landlord returns (ie if tax deducted at source at agency) payable annually in April each year	£75.00	£90.00	No	No
Annual Statement Summaries (to assist with your annual self assessment returns)	£22.00	£26.40	No	N/A
Rent Guarantee insurance	on application	-	No	No
Deposit disputes:- Preparation of copy tenancy agreement, evidence of documents issued including archived items	£250.00	£300.00	Yes	Service not available
Daily fee to attend court to support landlord	£600.00	£720.00	No	No
Issuing notice for possession S8 via Form 3a Subject to conditions met by landlord	£250.00	£300.00	No	POA subject to terms
Arranging valuations (up to 3) from local estate agents on behalf of landlord for purpose of selling or re-valuing the property	£50.00	£60.00	No	No
Withdrawal of property from advertising if uploaded to advertising portals	£250.00	£300.00	No	No

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If advertised with other agency without consent for dual agency in writing (plus immediate removal)	£250.00	£300.00	No	No
Stuarts Maintenance Operative call out fee - First Hour	£65.00	£78.00	No	No
Stuarts Maintenance Operative subsequent hours work	£50.00	£60.00	No	No
Stuarts Maintenance day rate	£210.00	£252.00	No	No
Hourly Fee for 'Ad hoc' not stated under terms of business - for example but not limited to out of hours, bank holiday emergencies, assistance to solicitors when gaining possession through court if applicable, extensive email correspondence	£95.00	£114.00	No	No
Minimum fee	£250.00	£300.00	No	No
Administration of major works or refurbishment over £2000	5% of total costs	6% of total costs	No	No
Landlord sells the Property to any tenant, occupant or person/s introduced by the Agent, the Landlord shall pay the Agent a fee of 1% + VAT of the sale price, due upon exchange of contracts.	1% of sale price plus vat (price to be confirmed by solicitor)	-	No	No
Registering Landlord on national landlord database – Mandatory*	£25.00 Plus database charge if applicable	£30.00	No	No
Registering Landlord on landlord ombudsman – Mandatory**	£25.00 Plus database charge if applicable	£30.00	No	No

*Date of Landlord Database implementation is expected late 2026 according to Government Roadmap

**Date of Landlord Ombudsman implementation is expected in 2028 according to Government Roadmap

These services are dependent on Government rulings of whether Agents can register on behalf of landlords or if landlords must do this themselves as they are and will remain responsible for the data inputted.

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*** Out of hours means 5pm to 10pm only Mon-Fri and 9am to 3pm on Sat and Sun. This does not include bank holidays and therefore 'other work' charges will be chargeable on bank holidays and out of the hours stated here.

*** Structural property issues are not deemed as general property management

Guidance Prices for certifications inclusive of VAT

To Note:-

- **subject to contractor prices so these may vary**
- **these are not included in management and are additional expenses.**

Gas Safety Certificate (GSC) - Statutory	£90 to £110
Gas Safety Certificate including boiler service (recommended to evidence duty of care)	£130 to £160
Electrical installation certificate (EIC) - Statutory	£144 to £192
Energy Performance Certificate (EPC) - Statutory	£90 to £125
Legionella Risk Assessment (LRA) - Statutory	£98.40
Portable Appliance Test (PAT) - Duty of care	£72
Supply of Smoke Alarms	£21.60
Supply of CO monitors	£30.00
Installation of monitor (1-10 monitors)	£36.00

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Registered Address: Westminster House, 10 Westminster Road, Macclesfield, Cheshire, SK10 1BX. Stuarts Property Services Limited trading as Stuarts Homes.