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 Price List has been built particularly with the Renters Rights Bill 2025 in mind to be a realistic and fair pricing structure for landlords.**

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**
Reduced Letting fee if tenants move out within initial 6mth period For **Full Management only**	£450.00	£540.00	**No**	**No**
Letting fee with no advertising and no viewings conducted – ie Introduction only	£450.00	£540.00	**No**	**No**
Management fee – subject to number of properties	All full managed properties are subject to a management fee negotiated at valuation			

PL12112026

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**
Initial Right to Rent checks	£15.00	£18.00	**Yes**	**No**
Renewal Right to rent checks	£15.00	£18.00	**Yes**	**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**

PL12112026

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**
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)	-	-	**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	**No**	**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**

PL12112026

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**
Monthly Caretaking fee - ideal for long term vacant periods – see notes	£135.00	£162.00	**No**	**No**
Additional inspections in event of emergency - see notes	£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**
Quarterly MTD statements in CSV format	£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**

PL12112026

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**
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, out of standard management - see notes	£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**

PL12112026

Initial Registering of Property details on national landlord database – Mandatory	£25.00 subject to agent having database access to your property. The liability remains with the landlord	£30.00	**No**	**No**
Changes to occupancy details on national landlord database at move in, move out and occupant changes only – Mandatory	Included free of charge subject to agent having database access to your property. The liability remains with the landlord	-	**-**	**-**
Ongoing upload of certifications mid-tenancy to landlord database	£3.00 Subject to agent having database access to your property. The liability remains with the landlord	£3.60		
In office appointment to register initially on the landlord database together – landlord to do their section with guidance, then agent to register property information	£100.00	£120.00	**No**	**No**
Registering Landlord on landlord ombudsman – Mandatory	TBC	TBC	**No**	**No**

NOTES

- Date of Landlord Database implementation is 15 December 2026 and roll out is dependant on area. For North West this is 15 May 2027 with a deadline of 14 August 2027
- Date of Landlord Ombudsman implementation is expected in 2028 according to Government Roadmap
    - These services are dependent on Government rulings of what information Agents can input on behalf of landlords.
    - Landlords are, and will remain, responsible for the data inputted as per database regulations
- 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.
- Monthly caretaking fee is applicable to any properties not immediately instructed to re-let (for example when refurbishing property or when selling property and property is vacant but bills being overseen and property inspected etc)
- Structural property issues are not deemed as general property management

PL12112026

Guidance Prices for certifications <u>inclusive of</u> <u>VAT</u> **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

PL12112026