

Management Price List

Management fee	10% - 15% of gross rental income
Letting fee	£125/bedroom
Renewal fee	£75/bedroom
Let only fee	£200/bedroom
Deposit registration fee (Let only)	£25/tenancy (DPS), £50/tenancy any other deposit scheme
Inventory fee	£37.50/bedroom
HMRC summary	Free via the Landlord Dashboard
Additional office admin/office callout	£40/hour

Definitions:

Renewal is defined as all tenants renewing a tenancy agreement for at least six months.

Certificates

Gas Safe Certificate	£75
EPC	£95, £60 to be instructed
HMO licence application	£140/bedroom (includes licence fee) + £10/bedroom (admin charge)
Electrical condition report	£145; additional cost will apply for remedial works

Maintenance

We can provide quotes for planned maintenance/improvements.

Maintenance for non-quoted jobs:

Callout during office hours (8am to 5pm)	£40/hour plus materials for 1st hour
	£25/hour thereafter plus materials
Callout out of hours	£55/hour plus materials

Photography

Property photographs of undressed properties are included in our costs, whether you opt for our Managed or Let Only services. If you would like us to take dressed images then this service will include provision of props, dressing and photographing, photo editing and uploading to our website and the costs of this service can be found below:

1-4 bed houses	£250
For each additional bedroom	£25

For multi-block properties (multiple apartments must be photographed at the same time to benefit from discounted rates):

1 x apartment	£250
2 x apartments	£400
3 x apartments	£525
4 x apartments	£625
5 x apartments	£700
6 x apartments	£700
7+ apartments	£700

Any photographs remain the property of Varcity Living unless a one-off fee of £250 per property/apartment is paid.

All prices subject to 20% VAT