

All prices inclusive of 20% VAT

Managed Price List

Management fee	12% - 18% of gross rental income
Letting fee	£180 per bedroom with a minimum of £360 per property
Renewal fee	£150 per bedroom with a minimum of £300 per property
Residential letting fee	£600
Renewal residential letting fee	£300

Definitions:

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

Let Only Price List

Let only fee	£270 per bedroom with a minimum of £480 per property
Residential let only letting fee	£750
Deposit registration fee (Let only)	£30 per tenancy (free if DPS)

Pre-tenancy charges

Referencing fees per tenant or guarantor	£20 - £25
Landlord withdrawal (pre-signed tenancy)	£180
Inventory fee	£54 per bedroom
Checks on an empty property	£60
Gas Safe Certificate	£90

Pre-tenancy charges continued

EPC	£114
HMO licence application	£12/bedroom (Admin charge. This excludes license fee.)
Electrical condition report	£174; additional cost will apply for remedial works
Fire risk assessment (FRA)	1-4 properties = £240 each, 5+ properties = £200 each
FRA Annual review	1-4 properties = £150 each, 5+ properties = £100 each
Fire/smoke alarm / Legionella / PAT testing	POA

Charges during tenancy

Admin callouts to a property	£60
Additional office admin/office callout	£60/hour
Tenancy Alteration (charge to landlord only)	£60
Additional HMRC reporting	£50
Non Resident Landlord submission to HMRC	£100
HMRC summary	Free via the Landlord Dashboard or £48
Checks on an empty property	£60
Additional property inspections	£60



Reactive maintenance

Callout during office hours (8am to 5pm)	£60/hour plus materials for 1st hour
	£36/hour thereafter plus materials

Callout out of hours	£78/hour plus materials
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We can provide quotes for planned maintenance/improvements. Contractor commission will apply.

Photography and videography

Property photographs and videos of undressed properties are included in our costs, whether you are a Managed or Let Only landlord. If you would like us to take dressed images/videos then this service will include provision of props, dressing and photographing/videoing, editing and uploading to our website. Any photographs and videos remain the property of Varcity Living unless a one-off fee of £300 per property/apartment is paid.

The costs for this start at £300, going up to £840.