

All prices inclusive of 20% VAT

Managed Price List

Management fee	12% - 18% of gross rental income
Letting fee	£210 per bedroom with a minimum of £420 per property
Renewal fee	£180 per bedroom with a minimum of £360 per property
Residential letting fee	£690
Renewal residential letting fee	£345

Definitions:

Renewal is defined as all occupants renewing Occupation contract(s) for at least six months.

Let Only Price List

Let only fee	£318 per bedroom with a minimum of £636 per property
Residential let only letting fee	£768

Pre-occupation contract charges

Referencing fees per contract holder or guarantor	£28
Landlord withdrawal (pre-signed Occupation contract)	£200
Inventory fee	£63 per bedroom
Checks on an empty property	£70
Gas Safe Certificate	£90

Pre-occupation contract charges continued

EPC	£114
HMO licence application	£14/bedroom (Admin charge. This excludes license fee.)
Electrical Installation Condition Report	From £180; additional cost will apply for remedial works
Fire risk assessment (FRA)	1-4 properties = £240 each, 5+ properties = £200 each *if carried out on same day
FRA Annual review	1-4 properties = £150 each, 5+ properties = £130 each *if carried out on same day
Fire/smoke alarm / PAT testing	POA

Charges during Occupation contract

Admin callouts to a property; Occupation contract alteration (charge to landlord only); Staff attending HMO inspections; Checks on an empty property; Additional property inspections; Staff attending non-sales related or re-mortgage survey	Each of these individual services priced at £70
Additional office admin/office callout	£70/hour
Non Resident Landlord submission to HMRC	£120

Reactive maintenance

Callout during office hours
(weekdays only; 8am to 5pm)

£70/hour plus materials for 1st hour

£46/hour thereafter plus materials

Callout out of hours

£102/hour plus materials

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. Any photographs and videos remain the property of Varcity Living unless a one-off fee of £300 per property/apartment is paid.