



LANDLORD & TENANT FEES SCHEDULE

All charges quoted are inclusive of VAT

LANDLORD FEES

Full Management

Fee/Commission	14.4% of the monthly rent (12% + VAT)
Additional Charges - Full Management Service	
Set Up Fee	50% of first month's rent subject to minimum of £420.00
Vacant Property Inspections	£45.00 (per visit) plus mileage at 55p per mile
Tenancy Renewal Fee	£120.00
Deposit/tenancy negotiations & disputes	Three hours included, £80 per hour thereafter

Find A Tenant

Fee/Commission	84% of the monthly rent (70% + VAT)
Additional Charges - Find A Tenant Service	
Vacant Property Inspections	£45.00 (per visit) plus mileage at 55p per mile
Tenancy Renewal Fee	£120.00
End of Tenancy Property Condition Report	£200.00
Rent Review and Memorandum	£144.00
Addendum to Tenancy	£80.00
Preparation & Service of Section 21 Notice	£144.00 plus mileage at 55p per mile
Preparation & Service of Section 8 Notice	£144.00 plus mileage at 55p per mile
Deposit Dispute Management	£80 per hour subject to minimum of £150.00

Inventory Preparation

Preparation*	Quoted upon instruction
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Pre-Tenancy Fees (All Service Levels)

Energy Performance Certificate*	Quoted upon instruction
Gas Safety Certificate*	Quoted upon instruction
Electrical Installation Condition Report*	Quoted upon instruction
Portable Appliance Testing*	Quoted upon instruction
Installation of smoke alarms and carbon monoxide alarms*	Quoted upon instruction

The fees under all the above services are payable when any individual, number of tenants or organisation enters into an agreement to rent a property as a result of our promotion or introduction.

A commission fee of 1.2% (1% plus VAT) is payable should a Landlord decided to sell the managed property to a tenant placed in that property by Killens.

An arrangement fee of 10% (8.33% plus VAT) of net invoice cost is payable in respect of all works over £25 (excluding VAT) in value.

TENANT PERMITTED FEES*

Addendum to Tenancy	£50.00
Interest on rent arrears	3% above Bank of England base rate calculated from 14th day payment became due until payment is received
Early termination fee	£360.00 plus cost of check out report and new inventory report
Letter concerning rent arrears sent after 14 consecutive days of non-payment	£50.00

* in addition to any Holding Fee (one weeks rent), Tenancy Deposit (normally equivalent to 5 weeks rent) and first month's rent

Applicable from 1st November 2025

Client Money Protection: 

Independent Redress:

