



Introduction

Eden Row Estates believe in transparency, professionalism, and providing our landlords with clear and comprehensive information about our services and associated fees.

This document outlines all costs related to our Landlord Letting Services, including our Full Management, Let & Rent Collection, and Let Only options. You'll also find details of additional services such as Rent Protection, Legal Expenses Cover, and essential Compliance Requirements to help ensure your property meets current legal standards.

All fees listed are inclusive, unless otherwise stated, and are designed to reflect the quality, care, and expertise we provide in managing your property.

If you have any questions or would like further clarification about any of the fees or services listed, please don't hesitate to contact our team. We're here to help you make the most of your property investment.

Full Management Service

Upfront set up fee taken from first month's rent:	50%
Monthly Management fee:	11% - per month of rental amount.
Referencing:	£60.00 per tenant/guarantor.
Deposit Protection (Registration with DPS):	£72.00
Deducting Deposits:	Included.
Negotiating Deposit Disputes:	£120.00
Inventory & Schedule of Condition: • 1 - 2 bed property • 3 - 4 bed property • 5 + bed property	£140.00 £170.00 £210.00
Checkout Inspection and Report:	£130.00
Tenancy Renewal:	£140.00

Let & Rent Collection Service

Upfront set up fee:	50% of first month's rent.
Monthly Rent Collection fee:	8%
Referencing:	£60.00 per tenant
Deposit Protection (Registration with DPS):	£72.00
Deducting Deposits:	£120.00
Negotiating Deposit Disputes:	£120.00
Inventory & Schedule of Condition: 1 - 2 bed property 3 - 4 bed property 5 + bed property	£140.00 £170.00 £210.00
Checkout Inspection and Report:	£130.00
Tenancy Renewal:	£140.00

Let Only Service

Upfront set up fee:	100% of first month's rent.
Referencing:	£60.00 per tenant/guarantor
Deposit Protection (Registration with DPS):	£72.00
Deducting Deposits:	£120.00
Negotiating Deposit Disputes:	Please note we do not deal with let-only deposit disputes

Rent Protection & Legal Expenses

Guarantee your rental income and protect yourself from the cost of obtaining legal possession of your property in the event that your Tenant(s) default their rental payments or if they complete any tenancy breach that gives grounds for possession.

Managed Rent Protection & Legal Expenses	
Tenancies with rent up to £2500	£45.00 per month
Tenancies with rents between £2500.01 to £5000	£49.00 per month
Inventory & Schedule of Condition: • 1 - 2 bed property • 3 - 4 bed property • 5 + bed property	£140.00 £170.00 £210.00
Checkout Inspection and Report:	£130.00
Tenancy Renewal:	£140.00

Let Only Rent Protection & Legal Expenses	
Tenancies with rent up to £2500	£525.00 per month
Tenancies with rents between £2500.01 to £5000	£565.00 per month
Upfront claims process administration fee	£180.00
Checkout Inspection and Report:	£130.00
Court/Balif Attendance Fee	£360.00

Legal Requirement & Best Practice

Electrical Installation Condition Report (EICR): Where a property has more than one consumer unit, an additional charge will apply.	£180.00
PAT, Smoke & Carbon Monoxide Alarm:	Subject to Quotation
Energy Performance Certificate (EPC):	£99.00
Gas Safety Certificate: Up to 3 x Gas Appliances.	£90.00
Gas Safety Certificate with boiler service: This includes a standard boiler service (Does not include any additional parts if required).	£160.00
Legionella Risk Assessment:	£145.00
Keys Arranging copies or additional keys etc..	£30.00 (Plus cost of keys/fobs)
Account Providing Annual Statement for Tax Assessment:	£70.00
Overseas Landlord Tax Landlord failure to apply for Approval Number from Inland Revenue G to complete HMRC quarterly return for non-resident Landlords:	£99.00
Care of Empty Property At the request of the landlord:	£40.00 per week.

Contact Information

We take pride in providing an honest, transparent, and reliable service to all our landlords. We're committed to helping you achieve the best possible returns on your property while ensuring full compliance with current legislation and best practices.

If you'd like to discuss our services in more detail or have any questions about the fees outlined in this document, please get in touch:

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