

## Fees a Landlord may be liable to pay for a letting and management service through Feather Smailes Scales and during a tenancy



FEATHER SMAILES SCALES

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### Fully Managed

**Set-Up Fee:** Provision of a tenant including property particulars, floorplans, photographs, credit checks, accompanied viewings, preparation of Inventory and Schedule of Condition including photographs, provision of a Tenancy Agreement, registration of security deposit with Tenancy Deposit Scheme: - Between £474.00 and £1,000.00\* including VAT.

\*If tenants vacate within the first five months of the tenancy, a pro-rata rebate of the upfront letting fee will be credited towards the next let.

**Letting Fee:** Second and subsequent brand-new tenancies after first let, including references

Rent up to £750.00pcm – up to £475.00 including VAT; Rent over £751.00pcm – up to £750.00\* including VAT

\*If tenants vacate within the first five months of the tenancy, a pro-rata rebate of the upfront letting fee will be credited towards the next let.

Rent guarantee and legal protection insurance is available upon request.

**Full Management Commission:** Fully Managed Tenancy including collection and accounting for rent, regular inspections, supervision of maintenance and repairs, legislation compliance, check out of tenant, including dealing with dilapidations, deductions and deregistration of security deposit - 12% to 15% including VAT (e.g. where monthly rent is £750.00 monthly fee (at 12%) will be £90.00 including VAT).

**Section 13 Rent Increase Notices:** Serving notices, negotiating with tenants - £150.00 including VAT. Attendance and producing market evidence at a First Tier Rent Tribunal if required - £90.00 including VAT.

Web advertising and Rightmove and OnTheMarket portal marketing - No Charge.

Two routine observation visits per annum are included; additional property visits charged at £60.00 each, including VAT.

Submission of non-resident (overseas) landlord receipts to HMRC – No Charge.

Arrangement fee for works/refurbishments over £1,500.00 – 9% of contract price including VAT.

Court attendance and Court legal preparation work (excluding tribunal cases) £250.00 including VAT - per hour.

### Let Only

Provision of a tenant including property particulars, floorplans, photographs, referencing and credit checks, accompanied viewings, preparation of Inventory and Schedule of Condition including photographs, provision of a Tenancy Agreement, registration of security deposit with Tenancy Deposit Scheme, Section 13 rent increase notification served annually: -

- Year 1 – 9% of annual rental including VAT (Where the monthly rent is £750.00 the annual fee will be £810.00 including VAT)
- Year 2 – 4.5% of annual rental including VAT (Where the monthly rent is £750.00 the annual fee will be £405.00 including VAT)
- Year 3 – 3% of annual rental including VAT (Where the monthly rent is £750.00 the annual fee will be £270.00 including VAT)

\*If tenants vacate within the first eleven months of the tenancy, a pro-rata rebate of the upfront letting fee will be credited against the next let.

If tenants contest the rent increase, representation at tribunal, including provision of comparable rental data, will be charged at £250.00 including VAT.

Rent guarantee and legal protection insurance is available upon request.

Preparation of a check-out report based solely on the condition of the property and deregistration of the deposit (Landlord to handle any negotiations) - rent up to £999.00 - £600.00 including VAT, rent over £1,000.00 - £1,000.00 including VAT

FSS are members of the Association of Residential Letting Agents, National Association of Estate Agents & the Tenancy Deposit Scheme.

We belong to the Property Ombudsman Scheme and are members of the ARLA Propertymark Client Money Protection Scheme offering up to £50,000.00 of financial insurance cover per client.



FSS may earn a nominal commission from insurance products – further details available on request



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