



LANDLORD FEES SCHEDULE

(For NK Residential Lettings Limited, trading as Neil King)

Last updated: 4/12/2025

This document details all fees payable by landlords in accordance with:

- Consumer Rights Act 2015
- Tenant Fees Act 2019
- UKALA CMP Requirements
- TPO Lettings Code of Practice

1. FULLY MANAGED SERVICE

Fee: 15% + VAT (18% inc VAT)

The Fully Managed Service includes:

- Initial valuation and bespoke marketing plan
- Hosting all viewings
- Tenant referencing (charged to the landlord at £50 + VAT per applicant)
- Preparation of the tenancy contract
- Deposit handling and transfer to the Deposit Protection Service (DPS)
- Rent collection and arrears management (if applicable)
- Monthly landlord statements
- Six-month inspections (where a rental licence stipulates this) carried out by an independent inventory clerk at £50 + VAT (£60 inc VAT)
- Maintenance coordination
- Renewal negotiation
- General landlord support

2. INVENTORY SERVICES

Price on Application (POA)

3. SAFETY CERTIFICATES (ARRANGED BY THE AGENT)

Gas Safety Certificate: £60 + VAT (£72 inc VAT)

4. MAJOR WORKS HANDLING

Charged at 10% of the invoiced cost of works

(Covers arranging contractors, overseeing works, compliance checks, updates, and coordination.)

5. AML CHECKS

AML checks are required for EACH landlord and EACH tenant.

Fee: £25 + VAT per check

REDRESS SCHEME

The Property Ombudsman (TPO)

Membership No: D11597

CLIENT MONEY PROTECTION (CMP)

UKALA Client Money Protection Scheme

CONTACT INFORMATION

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