

Explanation of our Landlord Fees for Letting a property through Clifftons



We are members of The Property Ombudsman redress scheme.



We send all tenants deposit monies to the DPS – Deposit Protection Services. We do not have Client Protection Money Insurance.

We promise to be fair, upfront and clear on all our fees.

All our fees will be pre- agreed before entering business with us.

For a comprehensive guide, please contact us directly.

The below fee structure is for guidance only. Please see our Terms & conditions.

Commission, fees and charges	without VAT	inc VAT
Rent – to – Own (Individually Assessed)	TBA	TBA
Guaranteed Rent (Fixed, guaranteed rent, no agency fees)	Zero	Zero
Full Management service (% Depending on Value)	7% - 12%	8.4%-14.4%
Letting and rent collection only service	7%	8.4%
Tenant Find Only Service Min. Fee	£495.00	£594.00
Advertise Only (You do viewings & Paperwork)	£245.00	£294.00

All fees are subject to value added tax (VAT) at the rate applicable

Initial Charges	without VAT	inc VAT
Energy Performance Certificate (EPC)	£65.00	£78.00
Set Up Fee and tenancy agreement preparation	£195.00	£234.00
Deposit	without VAT	inc VAT
administration charge to protect a deposit with the DPS under Full Management Service	FREE	FREE
administration charge to protect a deposit with the DPS under Tenant Find or Rent Collection Service	£40.00	£48.00
administration charge where we do not manage the property to process a claim on your behalf with the DPS	£145.00	£174.00
Renewals	without VAT	inc VAT
renewal tenancy agreement preparation charge under Full Management Service	£60.00	£72.00
renewal tenancy agreement preparation charge, non-managed	£175.00	£210.00
General	without VAT	inc VAT
annual statement of income and expenditure	£25.00	£30.00
Shopping Fee (Purchasing items for property on behalf of ...)	10%	12%
redcoration/refurbishment (management service only) - based on the total net invoice of works	10%	12%

General	without VAT	inc VAT
to supply an estimate of works for major refurbishment. (This will be deducted from our final fee if you decide to proceed)	£60.00	£72.00
court attendances. (These are part of our service to our clients on managed properties but we reserve the right to make a charge) - per day or part thereof	£150.00	£180.00
Sale of property through our introduction when an existing client	1%	1.2%
Tenant Find Service Only - Service of Section 21 Notice or Notice to Quit to end a tenancy	£90.00	£108.00
Withdrawal from an agreed let	£150.00	£180.00
Landlord Gas Safety Certificate	£65.00	£78.00
Inventory Fees & Check Out Fees		
1 Bed £85+vat (£102 Incl. Vat)		
2 Bed £95+vat (£114 Incl. Vat)		
3 Bed £105+vat (£126 Incl. Vat)		
Extra Bedrooms + £15 (£18 Incl. vat)		