

Landlord fees schedule



ADDITIONAL NON-OPTIONAL FEES AND CHARGES

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PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) £108.00 (inc. VAT) per tenancy
- Gas Safety Certificate (GSR) £100.00 (inc. VAT) per tenancy
- Electrical Installation Condition Report (EICR) per tenancy
Subject to property size 1 - 5 bedrooms £132.00 to £180.00 (inc. VAT) per tenancy
- Landlord AML checks £30.00 (inc. VAT) per Landlord

SERVICE LEVELS PROVIDED

Tenant find service

Sole Agency: 9.6% (inc. VAT) paid annually in advance. Joint Agency: 12% (inc. VAT) paid annually in advance.

Rent collection service

Sole Agency: 12% (inc. VAT) Payable Monthly Joint Agency: 14.4% (inc. VAT) Payable Monthly

Full management service

Sole Agency: 14.4% (inc. VAT) Payable Monthly Joint Agency: 18% (inc. VAT) Payable Monthly

OTHER CHARGES

Tenancy Agreement Fee

Assured Periodic Tenancy Agreement £300 (inc. VAT)

Company Let Tenancy Agreement £360 including VAT

Tenant/Guarantor Reference Fee per person £50 i(inc. VAT)

The cost of having professional reference checks carried out on each tenant and guarantor (if applicable).

Right to Rent Fee £30 including VAT -the cost of Seymours conducting Right to Rent checks on each Tenant.

Inventory Fees Check-in/Check-out 1 – 5 bedroomed properties (depending on size) £115.20 – 302.40 including VAT
For larger properties please request a quotation, due to additional bed and reception rooms.

Aborted Check-out fee £60 including VAT

An inventory Compilation charge will apply for new tenancies. These charges will be clearly outlined in your Terms and Conditions.

Deposit Registration Fees (where collected):£50.00 (inc. VAT) payable annually. Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

Landlord Withdrawal Fees (before move-in): £200.00 (inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

Additional Inspections

To inspect vacant properties from £70 including VAT or additional inspections

CLIENT MONEY PROTECTION:



www.propertymark.co.uk



INDEPENDENT REDRESS:



www.tpos.co.uk



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Applies only to Assured Periodic Tenancies (APTs) in England from 1 May 2026 in line with Tenant Fees Act 2019 and Renters' Rights Act 2025



<https://seymours-estates.co.uk>

Holding Deposit (per tenancy)

One week's rent

To reserve a property. This will be offset against the first month's rent or tenancy deposit, as agreed.

Tenancy Deposit (per tenancy)

Annual rent below £50,000	Five weeks' rent
Annual rent above £50,000	Six weeks' rent

The tenancy deposit covers damages or defaults on the part of the tenant during the tenancy and will be protected in a government-authorised tenancy deposit scheme. Properties with an annual rent of more than £100,000 are not covered by the Tenant Fees Act.

Rent

The rent payable for the tenancy must not be more than the advertised amount. The rent period must either be one calendar month or a shorter period of up to 28 days. A tenant will be able to end a tenancy by giving two months' notice in writing. The end date of the tenancy must align with the end of a rent period.

Rent in advance of move in date

Rent is payable following signing of the tenancy agreement and in accordance with the agreed tenancy terms. For tenancies entered into on or after 1 May 2026, no more than one month's rent may be requested in advance.

Late Payment of Rent

Interest may be charged on unpaid rent if it remains outstanding for more than 14 days. Interest will be charged at a maximum of 3% above the Bank of England Base Rate from the date the rent became due until payment is made.

Lost Key(s) or other Security Device(s)

Tenants are liable for the actual cost of replacing any lost keys or security devices. If the loss results in locks needing to be changed, or replacement security devices being issued, the tenant will be charged the reasonable cost of a locksmith or security engineer, new lock and replacement keys/devices for all relevant parties.

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or reasonable costs incurred if higher. Includes referencing, Right to Rent checks, deposit registration and legal documentation.

Early Termination (Tenant's Request)

If the tenant wishes to end the tenancy early (including where less than the required notice period is given), they will be liable for the landlord's reasonable costs. Under an Assured Periodic Tenancy, then the landlord can charge a fee if their tenant does not give the correct amount of notice. The usual amount of notice is two months in line with the rent due date. The landlord can charge up to the amount of rent they would have received if the tenant had given the correct amount of notice.

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