

Landlord Fees - Managed Clients	FEE inc VAT	FEE exc VAT
Managed Letting Fee	£360.00	£300.00
Renewal Fee	£120.00	£100.00
Standard commission (minimum fee of £60pcm inc VAT)	13.80%	11.50%

Landlord Fees - Let Only Clients	FEE inc VAT	FEE exc VAT
Let Only Marketing Fee	£60.00	£50.00
Let Only Letting Fees 6 month let		
50% of one months rent subject to a minimum fee of	£420.00	£350.00
Let Only Letting Fees 12 month let		
75% of one months rent subject to a minimum fee of	£600.00	£500.00
Inventory and Deposit Registration up to 4 bedrooms	£180.00	£150.00
Negotiate and issue renewal documents	£120.00	£100.00
End of tenancy checkout report	By negotiation and dependent on property size. Report only no negotiations.	

Miscellaneous Fees		
Overseeing large works - % of overall cost	12.00%	10.00%
Overseas Landlord Management Fee	1.80%	1.50%
EPC	£96.00	£80.00
Electrical certificate	£180.00	£150.00
Legionella check	£90.00	£75.00
Gas certificate	£90.00	£75.00
Includes boiler, cooker and service. Gas fire is an additional £30.00 inc VAT (£25.00 + VAT)		
Rent Protection Service	£36.00	£30.00

Referral Fees

Evolve Lettings earn income from various sources through the referral and introduction of services and products to our clients and customers. This can be in the form of a fixed fee or a percentage.

Landlord examples are:

Up to £25 commission on landlord and tenant insurance "premiums" / warranties.

Small individual one-off commissions (typically between £10 and £25) for introducing customers to suppliers via Goodlord's partners.

15% commission may be charged to some contractors/ tradesmen to be on our panel of preferred contractors. This is not passed on to our clients within the invoice and is regulated via a Service Level Agreement.

Up to £30 commission from providers of Energy Performance Certificates.

Up to 15% commission on deposit replacement products to tenants and 35% commission on rent protection products to landlords.

Up to £10 per policy per month for rent protection products for landlords.

Evolve Lettings Limited have Client Money Protection through Safeagent. Membership number A8063
We are also members of The Property Ombudsman redress scheme for lettings. Membership number T09153