

Services & Fees

	Find & Let	Essential	Premium
Property Valuation	✓	✓	✓
Professional Marketing & Advertising	✓	✓	✓
To Let Board	✓	✓	✓
Pre-Viewing Tenant Qualification	✓	✓	✓
Accompanied Viewings	✓	✓	✓
Negotiating Tenancy Agreement and Vetting Applications	✓	✓	✓
Tenant Referencing & Right to Rent Checks (2 per property included)	✓	✓	✓
Preparing and Executing Tenancy Agreement to include all necessary documents	✓	✓	✓
Initial Rent & Deposit collection	-	✓	✓
Registering Deposit	-	✓	✓
Arranging Safety Compliance Documents prior to lease start date	-	✓	✓
Professional Inventory (charge applies for Let only service)	Available on request	✓	✓
Rent and Legal Expenses Protection Policy (subject to additional charge)	Available on request	✓	Included
Tenancy Rent Processing	-	✓	✓
Arrears Management	-	✓	✓
Follow Up Right to Rent Checks	-	✓	✓
Ongoing Safety Certificate & Compliance Support	-	✓	✓
Annual Property Inspection (1pa included, additional inspection charge applies)	-	✓	2 per year
Service Provider Notice for Change of Occupant	-	✓	✓
Repairs Management	-	✓	✓
End of Tenancy Assistance & Dispute Handling (charges apply)	-	✓	✓
Buy to let advisory service	-	-	✓
360 virtual tour (including floor plan)	-	Additional charge	✓
Fee Payable for Service (excluding VAT)	75% of first months rent. Minimum fee of £600)	12.5% of monthly rent + set up fee of 55% of monthly rent,	17.5% of monthly rent + set up fee of 75% or monthly rent,





		minimum £450.	minimum £750
Fee Payable for Service (including VAT)	90% of first months rent. Minimum fee of £720	15% of monthly rent + set up fee of 66% of monthly rent, minimum £540.	21% of monthly rent + set up fee of 90% or monthly rent, minimum £900

Event Based Services - Commissions and Fees	Excl. VAT	Incl. VAT
Property Re-Let Fee	As per set up fee	As per set up fee
Additional Tenant Referencing (payable per reference if more than 2 applicants)	£40.00	£48.00
Management Takeover Set Up Fee	£200.00	£240.00
360 virtual tour	£150.00	£180.00
Unfurnished Studio/One Bedroom Property Inventory, Meter Readings and Check In	£100.00	£120.00
Unfurnished Two Bedroom Property Inventory, Meter Readings and Check In	£120.00	£144.00
Unfurnished Three Bedroom Property Inventory, Meter Readings and Check In	£150.00	£180.00
Unfurnished Four Bedroom Property Inventory, Meter Readings and Check In	£180.00	£216.00
Unfurnished Five Bedroom Plus Property Inventory, Meter Readings and Check In (Charge dependant on size)	Min £220.00	Min £264.00
Furnished Property Inventory Additional Charge	£50.00	£60.00
Smoke/Carbon Monoxide Alarm Supply & Installation (per alarm)	£50.00	£60.00
Floor Plans (Cost for Studio/One Bedroom. Extra £10 per additional bedroom)	£50.00	£60.00
Fire Risk Assessment	£250.00	£300.00
Key Cutting (the price does not include the cost of the key which will be added to the invoice)	£10.00	£12.00
Loan of heater or dehumidifier (per week)	£60.00	£72.00
Project Management Fee for refurbishments.	£500	£600
Additional Income & Expenditure Statements. (Available online free of charge)	£25.00	£30.00
Administration charge if the property is removed from the market prior to commencement of a tenancy	£500 or one months rent, whichever is greater.	£600 or one months rent, whichever is greater.



Vacant Property Supervision or Call Out Fee (per visit)	£50.00	£60.00
Quarterly tax submission for non-UK residents with no HMRC approval (per submission)	£75.00	£90.00
Annual Tax Declaration for non-UK residents with HMRC approval	£40.00	£48.00
Administration charge to close full management service and to forward all necessary paperwork to landlord or agent. (min 12 month term)	£150.00	£180.00
Service of a Statutory Declaration (plus cost of postage)	£50.00	£60.00
Section 13 Rent Increase Notice (including required market evidence)	£75.00	£90.00
Section 8 Notice to Quit	£150.00	£180.00
Selective Licence (plus cost of Local Authority Charge and production of floor plans)	£50.00	£60.00
Court Attendance	£500.00	£600.00
Rent Protection and Legal Expenses Insurance (per month)	£30.00	£36.00
Additional Property Inspection (One included per year for fully managed service. Recommended 2pa - max 4pa)	£75.00	£90.00
Compliance Visit and Health Check Report	£135.00	£162.00
Change of Landlord	£150.00	£180.00
Change of Tenant (to tenant)	£120.00	£144.00
Deed of Variation	£120.00	£144.00
Sale to Tenant Introduced by Carvers	1% of sale price. (min £1250)	1.2% of sale price (min £1500)
Selling the property through Carvers (reduced amount from Carvers usual sales fee)	1.2% (min £1500)	1.44% (min £1800)
Off Market Sale (to another investment landlord introduced by Carvers)	No charge	No charge
Property Sourcing and Acquisition Service (charged at percentage of purchase price)	2%	2.4%
Admin money transfer fee for let only property	£10.00	£12.00

Amended 01/06/2026