

Fees & additional charges

A clear schedule of our service-package fees and optional landlord services.

BRONZE Tenant Find SET-UP FEE One month's rent MONTHLY FEE No monthly fee	SILVER Rent Collection SET-UP FEE £495 MONTHLY FEE 5% of monthly rent	GOLD Fully Managed SET-UP FEE £295 MONTHLY FEE 10% of monthly rent
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All fees shown are the total payable. Wright Lee Estates is not currently VAT registered, so VAT is not added.

Compliance services

SERVICE	FEE
Gas Safety Inspection & Certificate	£85
Gas Safety Inspection & Certificate with Boiler Service	£130
Smoke Alarm and Carbon Monoxide Alarm	£28
Electrical Installation Condition Report (EICR)	From £150
Legionella Risk Assessment	£150
Energy Performance Certificate (EPC)	£90

Additional charges

These charges apply when the relevant service is requested or required and are subject to the signed Terms of Business.

Property administration

SERVICE	FEE
Ownership Verification via HM Land Registry	£8
Key Cutting Administration	£15 plus cost of keys

Inventories

SERVICE	FEE
One-bedroom property	£150
Two-bedroom property	£160
Three-bedroom property	£170
Four-bedroom property	£200
Five-bedroom property	£250

Finance & other services

Administrative support and additional services available throughout the landlord relationship.

Finance administration

SERVICE	FEE
Annual Statement for Tax Purposes	£30
Finance Queries and Administrative Support	£40 per hour – charged in 15-minute increments

Other services

SERVICE	FEE
Court Attendance – First Two Hours	£100
Court Attendance – Each Additional Hour	£50 per hour
Deposit Dispute Support	£50 per hour – charged in 15-minute increments
Withdrawal from Marketing Before a Tenant Is Found During the Agreed Marketing Period	£250
Section 13 Rent Review and Notice	£40
Updated Tenancy Documentation / Agreed Tenancy Change	£100
Additional Property Visit	£50 per visit
Vacant Property Visit	£50 per visit
Maintenance and Renovation Works – All Packages	Contractor charge plus 10% administration fee

IMPORTANT NOTES

Monthly fees. Percentage fees are calculated on the monthly rent and apply in accordance with the signed Terms of Business.

Professional advice. Finance administration is not tax, legal or regulated financial advice. Court attendance is agent support and does not include legal representation.

External costs. Third-party charges, court fees, legal costs and contractor invoices are separate unless expressly stated. Maintenance and renovation work carries the 10% administration fee across Bronze, Silver and Gold packages.



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Company Registration Number: 16706545

Member of the Property Redress Scheme (PRS) | Client Money Protection through UKALA