

LANDLORD FEES & SERVICES

2027 SERVICE GUIDE | MANHATTAN ESTATES

FULL PROPERTY MANAGEMENT

Monthly management

Ongoing management of the property and tenancy, including rent administration and property oversight.

10% + VAT

12% incl. VAT

Tenant finding & referencing

One-off charge for securing a tenant for a fully managed property, including marketing and applicant checks.

£350 + VAT

£420 incl. VAT

Payment arrangement The £420 tenant-finding and referencing fee is deducted from the first month's rent received on behalf of the landlord, in addition to the monthly management fee.

WHAT YOUR MANAGEMENT SERVICE INCLUDES

- Rental appraisal, property condition and safety guidance
- Professional HD property photography
- Accompanied viewings, including evenings and weekends
- Preparation of tenancy agreements and associated documents
- Arranging tenancy deposit protection and registration
- Rent arrears follow-up and relevant landlord advice
- Tenancy administration and agreed tenancy variations
- Utilities changeover arrangements at tenancy start
- Secure property key holding during the tenancy
- Marketing via Rightmove, website, social media and other suitable advertising
- Applicant matching and enquiry handling
- Comprehensive tenant referencing and tenancy checks
- Detailed move-in inventory and condition schedule
- Rent collection and landlord payment remittances
- Serving appropriate tenancy notices when required
- Repairs, maintenance and contractor coordination
- Periodic property inspections and condition monitoring
- End-of-tenancy check-out and condition report

Illustrative management fee: On monthly rent of £1,000, the management fee is £120 including VAT. The one-off tenant-finding fee is £420 including VAT.



LET-ONLY & ADDITIONAL SERVICES

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LET-ONLY SERVICE

Let-only / tenant placement

Marketing, viewings, referencing and tenancy setup, followed by handover to the landlord.

1 month + VAT

120% of monthly rent incl. VAT

WHAT YOUR LET-ONLY SERVICE INCLUDES

- Rental appraisal and property readiness advice
- Professional HD photography
- Comprehensive tenant referencing and checks
- Collection of initial rent and tenancy deposit
- Property marketing and applicant matching
- Accompanied property viewings
- Preparation of tenancy documentation
- Handover of tenant information and tenancy records

ADDITIONAL SERVICES ALL PRICES INCLUDE VAT

SERVICE	PRICE (INC. VAT)
Immigration letters	£90
Home Buyers Report	£200
Probate valuations	£150
Energy Performance Certificate (EPC)	£100
Gas safety certificate	£90
Electrical certificate	£140

INFORMATION FOR LANDLORDS

Fee transparency Our fees are shown inclusive of VAT where relevant, and are subject to our agreed landlord terms of business.

Rent and deposits Agreed agency fees are paid from landlord rental proceeds, not tenancy deposits. Deposits received are dealt with under applicable protection requirements.

Independent redress Manhattan Estates is a member of The Property Ombudsman (TPO). Complaints information is available on our website.

