
Monika Rea eXp

Letting & Property Management

Landlord Fee Schedule

England · Effective May 2026

01

Management & Rent Collection

Service	Ex. VAT	Inc. VAT
Full Management & Annual Rent Review	14% of rent collected	16.8% of rent collected
Rent Collection & Annual Rent Review	8% of rent collected	9.6% of rent collected

Full Management · £2,000/month rent £280 ex. VAT / £336 inc. VAT

Rent Collection · £2,000/month rent £160 ex. VAT / £192 inc. VAT

Annual Rent Review is included within both service levels at no additional charge during the term.

02

Initial & Set-Up Charges

Service	Ex. VAT	Inc. VAT
Tenancy agreement preparation	£200	£240
Supervision of third-party agreement presented to landlord	£325	£390
Addenda or amendments to tenancy agreement	£20	£24
Deed of guarantee, named occupant, or special clauses	£25	£30
Applicant / guarantor referencing charge	£50	£60
Energy Performance Certificate (EPC) admin fee	£100	£120

03

Deposit Fees

Service	Ex. VAT	Inc. VAT
Deposit protection registration (admin charge)	£40	£48
Deposit protection claim processing (non-managed)	£200	£240

04

Rent Review Services

Service	Ex. VAT	Inc. VAT
Annual Rent Review & Section 13 Notice preparation	£250	£300
Handling of Annual Rent Review Dispute	£416.67	£500

05

General Services

Service	Ex. VAT	Inc. VAT
Withdrawal by landlord after marketing	One week's rent	VAT not applicable
Annual statement of income & expenditure	£100	£120
Copy statements & documents (per request)	£25	£30
Additional or vacant property visits (per visit)	£70	£84
Check works visit	£70	£84
Court attendance (per day or part thereof)	£300	£360
Section 13 Notice – rent increase (prior to 1 May 2026)	£70	£84
Section 21 / Notice to Quit – non-managed (prior to 1 May 2026)	£150	£180
Information & assistance for Let Only / Rent Collect clients	£120	£144
Compliance checks arrangement fee	£50	£60
Annual transaction charge (charged quarterly at £20/qtr)	£80 per annum	£96 per annum
House sitting – first hour	£70	£84
House sitting – subsequent hours (per hour)	£35	£42

06

Compliance & Safety Certificates

Landlords are legally required to hold valid certificates for gas safety, electrical installation, and energy performance. We can arrange all statutory inspections on your behalf.

Certificate / Check	Ex. VAT	Inc. VAT
Gas Safety Check (CPI2)	£100	£120
Energy Performance Certificate (EPC)	£100	£120
Electrical PAT Test (per property)	From £60	From £72
EICR Report (size / location dependent)	From £200	From £240
Legionella Risk Assessment	£100	£120

07

Non-UK Resident Tax Administration

Service	Ex. VAT	Inc. VAT
Tax administration (no HMRC approval letter)	£100 per quarter	£120 per quarter
Tax administration (with HMRC approval – NRL scheme)	£40 per annum	£48 per annum

REQUIRED DISCLOSURES

REDRESS SCHEME	Monika Rea eXp is a member of The Property Ombudsman (TPO). In the event of a complaint that we are unable to resolve, you have the right to refer the matter to TPO at www.tpos.co.uk .
CLIENT MONEY PROTECTION	Client money held by Monika Rea eXp is protected under the Client Money Protection (CMP) scheme. A copy of our CMP certificate is available on request.
PERMITTED PAYMENTS	These fees are payable by landlords. Tenant fees are governed by the Tenant Fees Act 2019. We do not charge tenants any prohibited payments.
VAT	All fees are shown both exclusive and inclusive of VAT at 20%. VAT will be charged when applicable. Should our VAT registration status change, this schedule will be updated and landlords notified in writing.
FEE CHANGES	Fees are reviewed periodically. We will give you at least 28 days' written notice of any changes that affect your existing tenancy agreement.