

LANDLORD RESIDENTIAL LETTINGS FEES

urbanspaces

At Urban Spaces, we are upfront with our charges and fees. The table below shows fees which may be payable by landlords depending on how you instruct Urban Spaces to manage your property (including and excluding VAT). For more details of what these fees cover, please refer to the Urban Spaces lettings agreement.

If you have a property to rent and would like to inquire about renting through us, please call 020 7251 4000.

Description of Fees	Gross (Inclusive VAT)		Net (exclusive VAT)	
Full Management	18% inc VAT		15% + VAT	
Reinstruction Fee	16% inc VAT		13% + VAT	
Rent and Collect Management	14.4% inc VAT		12% + VAT	
Let Only Management	12% inc VAT		10% + VAT	
Pre-Tenancy Clean	£144 inc VAT minimum*		£120 + VAT minimum*	
Inventory Make	£144 inc VAT minimum*		£120 + VAT minimum*	
Inventory Update	£72 inc VAT		£60 + VAT minimum	
Income and Expenditure Report (optional)	£60 inc VAT per property		£50 + VAT per property	
Post Completion Snagging	£144 inc VAT minimum*		£120 + VAT minimum*	
Project Management Fee: - For works to the value of £1,000 (ex VAT) - For works between £1,000 - £3,000 (ex VAT) - For works in excess of £3,000 (ex VAT)	Let Only or Rental Collection 24% inc VAT of total cost 18% inc VAT of total cost 14.4% inc VAT of total cost	Fully Managed 12% inc VAT of total cost	Let Only or Rental Collection 20% + VAT of total cost 15% + VAT of total cost 12% + VAT of total cost	Fully Managed 10% + VAT of total cost
Supplementary Property Inspection	£120 inc VAT		£100 + VAT	
Non UK Resident Landlords' Taxation Submissions to HMRC	£60 inc VAT per quarter £240 inc VAT annually		£50 + VAT per quarter £200 + VAT annually	
Tenancy withdrawal fee	£300 inc VAT		£250 + VAT	
Empty Care Service (when property is not tenanted)	Let Only or Rental Collection £120 inc VAT per visit	Fully Managed £54 inc VAT per visit	Let Only or Rental Collection £45 + VAT per visit	Fully Managed £45 + VAT per visit
Court Attendance	£300 inc VAT per day		£250 + VAT per day	
Credit Card Transaction	3.6% inc VAT		3% + VAT	
Additional Information				
Management float	£500		£500	
Management float where rent in advance is paid	£750		£750	
Management float where service charges are paid via Urban Spaces	£1,500		£1,500	

*The actual fee will depend on the nature of the Property. Please see clause 5 of the urban spaces lettings agreement for further details.



We are members of the Property Ombudsman and abide by the Property Ombudsman Code of Practice. You agree that we may disclose information relating to the rental of your property to the Property Ombudsman if they ask for them, to assist in their monitoring of our compliance with the Code of Practice.

Countrywide Estate Agents trading as Urban Spaces. Registered office: Countrywide House, 88-103 Caldecotte Lake Drive, Caldecotte, Milton Keynes, Buckinghamshire, MK7 8JT, United Kingdom. Registered in England Number 00789476.