

Flexible fees. Clear service. No one-size-fits-all package.

We tailor our service around the property, tenant type, location and size of your portfolio - so the fee remains fair, transparent and appropriate to the level of work involved.

FULL MANAGEMENT

10% - 15%

of monthly rent

- 10% is our standard management rate.
- Rates may increase up to 15% where a property is more complex, further away or requires a higher level of management.
- Portfolio, property and tenant type can qualify for a bespoke agreed rate.
- A minimum monthly management fee may apply where the rent falls below an agreed threshold. The minimum can vary depending on portfolio size, property type and the overall management arrangement.

TENANT FIND / LET ONLY

ONE MONTH'S RENT

one-off letting fee

- For landlords who want us to secure the tenant and then hand day-to-day management back to them.
- Includes marketing, viewings, negotiation and tenancy set-up.
- Referencing and other third-party charges are additional where applicable.

MANAGED PROPERTY LETTING

£150 + THIRD-PARTY COSTS

when the property is fully managed

- Reduced letting / re-let fee for properties under our Full Management service.
- Referencing, marketing or other external costs are charged separately where applicable.
- The agreed monthly management fee continues in accordance with the management agreement.

WHAT YOU RECEIVE WITH FULL MANAGEMENT

Tenant & Rent Management Rent collection, tenant communication, tenancy administration and day-to-day oversight.	Property Portal A clear property record with key documents, updates and information kept together.	Routine Inspections Proactive inspections with photographic reporting and early identification of issues.
Monthly Updates Regular communication so you know what is happening with your property.	Maintenance Oversight Trusted vetted contractors, competitive pricing and works coordinated on your behalf.	Improvement Reports Practical recommendations to protect condition, improve presentation and support long-term performance.

BESPOKE PRICING

Larger portfolios, different tenant types and properties needing a different level of input can be priced individually. Minimum monthly fees and percentage rates can also be adjusted to reflect the overall portfolio, so the final arrangement remains fair, transparent and workable for both sides.

ADDITIONAL WORK

Where a property is not fully managed, inspections, maintenance coordination, renovation oversight and other additional work can still be provided at an agreed fee. We will make the scope and cost clear before proceeding.

THE BEST RATE STARTS WITH A CONVERSATION

Tell us about your property or portfolio and we'll agree a clear, fair rate. For genuine peace of mind and a stress-free, hands-off approach, Full Management is our recommended option.