



Diamond
UK PROPERTY

Landlord Fees

Let and Rent Collection Service

The fee is 10% and subject to a minimum fee of £1,250.

Premium Let and Rent Collection Service

The fee is 13% and subject to a minimum fee of £1,250.

Full Management Service

If we are instructed to manage the Property, the fee is 16%.

Premium Management Service

If we are instructed to manage the Property under the Premium Management Service, the fee is 20%

Short Let Tenancy Fees

A fee of 20% will be charged for a property let for less than 6 months and 25% for a property let less than 3 months of the gross monthly rent for the full Term of the Tenancy payable in advance.

Renewal Fees

After the initial fixed Term we will charge a Renewal Fee. Where the Tenancy is renewed or extended the charge of your Renewal will continue on at the same percentage initially agreed for the full Term of the agreed extension Tenant.



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Tenancy Arrangement Fee: £432.00

Deposit Registration Fee: £58.80

Inventory Check-in/ Check Out Fee: £120-£500. This cost may vary due to the size of the property

Arranging a Gas Safety Certificate: £108

Annual Boiler Service: £180

Gas Safety Record & Boiler service: £240.00

Electrical Inspection Certificate: £300 for the first 5 circuits and then £42 per circuit thereafter

Portable Appliance Test (PAT): £210 for the first 30 items and £1.50 per item thereafter

Start of Tenancy cleaning arrangement fee: £36.00

Key Cutting Service: £30 cost of keys

Arranging an Energy Performance Certificate: £114

Arranging a Legionnaires Risk Assessment: £150

Arranging installation of Smoke Alarm: £90

Arranging installation of Carbon Monoxide Detector: £114



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Tenancy Swaps

To handle a Change of Occupancy on the Landlords behalf which includes Full Tenant referencing, Right to Rent check, Deposit registration & Tenancy Agreement the cost to the Landlord will be £360.00

APPLICABLE TO FULL MANAGEMENT SERVICE:

Property Visits £90

Arrangement Fee for works and refurbishments over £1,000

Obtaining more than two contractor's quotes: £60

Preparation of documentation for County Court proceedings, TDS or 0% Deposits adjudication £210

Extraordinary Management / Additional management (such as, but not limited to, assisting with insurance claims, additional Property visits (to include attending a Property to provide access to a contractor in the cases where a Tenant cannot be present), the preparation of additional legal Notices or assisting with a Court Summons) will be charged at the rate of £210.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF