



Landlord fees

Lettings only

12% inclusive of VAT (10% of the rent plus VAT) of the first six months' rent subject to minimum fee of £540.00 inclusive of VAT (£450.00 + VAT). This Letting fee is deducted from the first months' rent.

Lettings only with rent collection

12% inclusive of VAT (10% of the rent plus VAT) of the rent received for the complete term of the tenancy. Commission is payable to Swan Property Management for any Tenant introduced by Swan Property Management for the duration of their occupation of the property.

Full management

15% inclusive of VAT (12.5% of the rent plus VAT) of the rent received for the complete term of the tenancy. Commission is payable to Swan Property Management for any Tenant introduced by Swan Property Management for the duration of their occupation of the property.

Tenancy set up fee

There is a charge of £300.00 inclusive of VAT (£250.00+VAT) to cover cost of marketing, reference checks, credit checks and right to rent checks to comply with the immigration Act 2014. This fee applies for instructions received for Lettings Only, Lettings Only with rent collection and Full Management.

Extra optional and non optional fees & charges

Tenancy agreement including renewals

£102.00 inclusive of VAT (£85.00 plus VAT)

Deposit registration

£48.00 inclusive of VAT (£40.00 plus VAT) per annum

Making an inventory, check-in & out

The charges will vary depending on the size of the property (Please see our landlords guide)

Landlords gas safety certificate & flue analysis test

£180.00 inclusive of VAT (£150.00 Plus VAT)

Energy Performance Certificates

The charges will vary depending on the size of the property (Please see our landlords guide)

Tenancy dispute resolution

£102.00 inclusive of VAT (£85.00 plus VAT)

Progressing insurance claims

£120.00 inclusive of VAT (£100.00 plus VAT)

Cancelling a let before a tenant moves in

£300.00 inclusive of VAT (£250.00 plus VAT)