Landlords' Guide to Services and Fees

We are committed to being upfront with our charges and fees. The table below shows all Landlord fees shown both inclusive and exclusive of VAT. For more details, please refer to your Terms of Business or ask a member of our team.



Cryers is a member of and covered by the RICS Client Money Protection Scheme. Cryers is also a member of a redress scheme provided by The Property Ombudsman www.tpos.co.uk

Full Management (FM) Standard Letting Service (SLS) Subject to a 6000 6720 in k Alth menimum fee per fernancy per year Standard Letting Service (MCS) Subject to a 6000 6720 in k Alth menimum fee per fernancy per year Marketing Only Service (MCS) Subject to a 6000 6720 in k Alth menimum fee per fernancy per year Marketing Only Service (MCS) Subject to a 6000 6720 in k Alth menimum fee Per to a 6000 6720	Description of Fee	Net (exclusive VAT)	Gross (inclusive VAT)
Marketing Only Service (MOS) Marketing Only Service (MOS) Sugest to a 6400 (6480 inc WAT) minimum fee WAT Marketing Only Service (MOS) Sugest to a 6400 (6480 inc WAT) minimum fee WAT Marketing Only Service (MOS) WAT		13% of monthly rent	15.6% of monthly rent
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Rent and Legal Protection insurance (FM/SLS) Deposit/Deposit Replacement Service (FM/SLS) Referencing Fee (in cverification of details, credit check, employer, lancitors and accountant reference (it swallable) Tenancy Agreement (it swallable) Tenancy Agreement (it swallable) Tenancy Extension/Renewal Service fee (traiting and execution of document if supplied by us) Tenancy Extension/Renewal Service (FM/SLS) Exclusive Tax Service (FM/SLS) Exclusive Tax Service (FM/SLS) Property Preparation Service Subject to Quotation Attending Legal Proceedings (Fer Hour plus travel) Attending Legal Proceedings (Fer Hour plus travel) Attending Legal Proceedings (Fer Hour plus travel) Additional Property Visits Deposit Transfer/Mid Term Transfer £100 £150 £150 £18 Landiord Regulation Checks Includes, IMMO Leance monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Harron Scanning, Checking Smoke and CO Alarms at commencement of femancy. HMO Licence Application (toxicluses Legislative Harron Scanning, Checking Smoke and CO Alarms at commencement of femancy. Right to Rent Re-Checks £100 £200 £240 £240 £240 £240 £240 £240 £240 £240 £240 £240 £240 £240 £240 £240 £250 min / £500 max £60 min / £600 max £60 min / £500 max £60 min / £600 max			
Referencing Fee tinc verification of details, credit check, employer, lancklord and accountant reference (if available): Tenancy Agreement (variable): Tenancy Extension/Renewal Service fee (steffing and execution of document if supplied by us) Tenancy Extension/Renewal Service fee (steffing and execution of document if supplied by us) Exclusive Tax Service (FM/SLS) Property Preparation Service Attending Legal Proceedings (Per Hour plus travel) Attending Legal Proceedings (Per Hour plus travel) Arranging non routine maintenance as required (management and instruction of contractor worlds) Additional Property Visits Deposit Transfer/Mid Term Transfer Additional Annual HMRC Reporting Landlord Regulation Checks includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alems a commencement of Instruction of James and CO Alems a commencement of Instruction of James and CO Alems as commencement of Instruction of James and CO Alems as commencement of Instruction of Scanning Checking Smoke and CO Alems as commencement of Instruction. HMO Licence Application of Instruction	Rent and Legal Protection insurance (FM/SLS)		
accountant reference (If evaluables) Fenancy Agreement (training and assecution of document if supplied by us) Fenancy Extension/Renewal Service fee (training and assecution of document if supplied by us) Fixularive Tax Service (FM/SLS) Froperty Preparation Service Subject to Quotation Attending Legal Proceedings (Per Hour plus travel) Attending Legal Proceedings (Per Hour plus travel) Attending Legal Proceedings (Per Hour plus travel) Arranging non routine maintenance as required (management and instruction of connector works) Additional Property Visits Deposit Transfer/Mid Term Transfer Additional Annual HMRC Reporting Landlord Regulation Checks includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices Legislative Holizon Scanning, Checking Smoke and Ox Alems at Commencement offerancy. HMO Licence Application (excludes cost of Renece and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subj	Deposit/Deposit Replacement Service (FM/SLS)	£3.33pcm	£4pcm
Tenancy Extension/Renewal Service fee (trafting and execution of document if supplied by us) Exclusive Tax Service (FM/SLS) Property Preparation Service Attending Legal Proceedings (Per Hourplus travel) Arranging non routine maintenance as required (management and instruction of contractor works) Additional Property Visits Exposure Transfer/Mid Term Transfer Additional Annual HMRC Reporting Landlord Regulation Checks includes; HMO Usence monitoring, Deposit/Deposit Replacement Service Service of Notices, Legislative Horzon Scenning, Checking Smoke and O. Alarms at commencement of tenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Gas Safety Record fee Subject to Quotation Periodic Electrical Inspection fee		£20.83	£25
Exclusive Tax Service (FM/SLS) £65 £78		£250	£300
Property Preparation Service Attending Legal Proceedings (Per Hour plus travel) £200 £240 Arranging non routine maintenance as required (management and instruction of contractor works) Additional Property Visits £55 per visit £66 per visit £66 per visit £66 per visit £66 per visit £120 Additional Annual HMRC Reporting £115 £18 Landlord Regulation Checks Includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of tenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks £100 £120 £240 Formulating Deposit Adjudication Claim £200 £240 Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with £50 min / £500 max £60 min / £600 max Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with £50 min / £500 max £60 min / £600 max Inventory Check Unit Unique or unusual houses and those exceeding 5 bedrooms with £50 min / £500 max £60 min / £600 max Energy Performance Certificate fee Subject to Quotation Energy Performance Certificate fee Subject to Quotation Portable Appliance Test fee Portable Appliance Test fee		£125	£150
Attending Legal Proceedings (Per Hour plus travell) Arranging non routine maintenance as required (management and instruction of contractor works) Additional Property Visits Deposit Transfer/Mid Term Transfer £100 £120 Additional Annual HMRC Reporting £115 £18 Landlord Regulation Checks Includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of tenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks £100 £120 Formulating Deposit Adjudication Claim £200 £240 Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Cut Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Cut Unique or unusual houses and those exceeding 5 bedrooms with 2 500 min / £500 max 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Portable Appliance Test fee Portable Appliance Test fee Subject to Quotation	Exclusive Tax Service (FM/SLS)	£65	£78
Arranging non routine maintenance as required (management and instruction of contractor works) Additional Property Visits Deposit Transfer/Mid Term Transfer £100 £120 £18 Landlord Regulation Checks includes, HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of tenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks £100 £120 Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check in Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Fortable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee	Property Preparation Service	Subject to Quotation	
Additional Property Visits Deposit Transfer/Mid Term Transfer Additional Annual HMRC Reporting Landlord Regulation Checks Includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of tenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 so min / £500 max Energy Performance Certificate fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee	Attending Legal Proceedings (Per Hour plus travel)	£200	£240
Deposit Transfer/Mid Term Transfer £100 £120 Additional Annual HMRC Reporting £15 £18 Landlord Regulation Checks Includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of tenance, HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks £100 £120 Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Energy Performance Certificate Fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee	· ·	10% of the net invoice	12% of the net invoice
Additional Annual HMRC Reporting Landlord Regulation Checks Includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of fenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Cas Safety Record fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Subject to Quotation Periodic Electrical Inspection fee	Additional Property Visits	£55 per visit	£66 per visit
Landlord Regulation Checks Includes; HMO Licence monitoring, Deposit/Deposit Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of tenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Gas Safety Record fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee	Deposit Transfer/Mid Term Transfer	£100	£120
Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke and CO Alarms at commencement of tenancy. HMO Licence Application (excludes cost of licence and any risk assessmet or other documentation required to grant the licence) Right to Rent Re-Checks £100 £120 Formulating Deposit Adjudication Claim £200 £240 Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Energodic Electrical Inspection fee	Additional Annual HMRC Reporting	£15	£18
Right to Rent Re-Checks Formulating Deposit Adjudication Claim Evanuation Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee Subject to Quotation	Replacement Service, Service of Notices, Legislative Horizon Scanning, Checking Smoke	£9.50pcm	£11.40pcm
Formulating Deposit Adjudication Claim Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Fortable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee Subject to Quotation		£200	£240
Inventory Preparation Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation £50 min / £500 max £60 min / £600 max Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation £50 min / £500 max £60 min / £600 max Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation £50 min / £500 max £60 min / £600 max Energy Performance Certificate fee Subject to Quotation Gas Safety Record fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee Subject to Quotation	Right to Rent Re-Checks	£100	£120
Inventory Check In Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee Subject to Quotation	Formulating Deposit Adjudication Claim	£200	£240
Inventory Check Out Unique or unusual houses and those exceeding 5 bedrooms with 2 reception rooms will be subject to quotation Energy Performance Certificate fee Subject to Quotation Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee Subject to Quotation Subject to Quotation Subject to Quotation Subject to Quotation		£50 min / £500 max	£60 min / £600 max
Energy Performance Certificate fee Subject to Quotation Gas Safety Record fee Subject to Quotation Portable Appliance Test fee Subject to Quotation		£50 min / £500 max	£60 min / £600 max
Gas Safety Record fee Portable Appliance Test fee Subject to Quotation Periodic Electrical Inspection fee Subject to Quotation		£50 min / £500 max	£60 min / £600 max
Portable Appliance Test fee Subject to Quotation Subject to Quotation	Energy Performance Certificate fee	Subject to Quotation	
Periodic Electrical Inspection fee Subject to Quotation	Gas Safety Record fee	Subject to Quotation	
	Portable Appliance Test fee	Subject to Quotation	
Legionella Risk Assessment fee Subject to Quotation	Periodic Electrical Inspection fee	Subject to Quotation	
	Legionella Risk Assessment fee	Subject to Quotation	

Countrywide Residential Lettings Ltd trading as Cryers, Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 OPP. Registered in England Number 02995024 which is an agent and subsidiary of Countrywide Estate Agents, Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 OPP. Registered in England Number 789476







