

NEA Lettings: Professional property management built on trust, compliance, and performance, we take the time to understand your needs and will deliver a service tailored to your needs. All fees are inclusive of VAT.

PLATINUM: Fully managed plus rent protection <i>Our highest level of service, combining full management with enhanced inspection frequency and rent protection insurance for maximum peace of mind.</i>	15% of the monthly rent
GOLD: Fully Managed Service <i>A complete property management solution including maintenance, compliance oversight, inspections, and full tenant care.</i>	12% of the monthly rent
SILVER: Rent Collection Service <i>Adds full rent handling, arrears management, and financial reporting for landlords who want ongoing income control without full management.</i>	9% of the monthly rent
BRONZE: Find a tenant <i>A professional letting service focused on marketing, tenant sourcing, and securing the right tenancy.</i>	7.5% of the annual rent



Additional Service Charges:

<i>All fees are inclusive of VAT unless otherwise stated</i>	Platinum & Gold	Silver	Bronze
Tenancy set up includes the following: <ul style="list-style-type: none"> Assured Periodic Tenancy Agreement (APT) Deposit registration with a government-approved tenancy deposit scheme Up to two reference checks Statutory Right to Rent checks (per occupier, where required by law) 	£300.00	£350.00	£400.00
Assured Periodic Tenancy Agreement (APT)	Included in set up package	£150.00	£150.00
Deposit Registration with a government registered scheme	Included in set up package	£75.00	£75.00
Reference Check per person with Right to Rent check	£100.00	£100.00	£100.00
Rent protection policy for properties up to £1500pcm	£375.00	£375.00	n/a
Rent protection policy for properties with rent £1501 - 2500pcm	£415.00	£415.00	n/a
Rent protection policy for properties with rent £2501 - £3000pcm	£495.00	£495.00	n/a
Rent protection policy for properties with rent above £3001 - £10000pcm	2.8% of annual rent	2.8% of annual rent	n/a
Rent increase negotiation & section 13 notice	£120.00	£150.00	£200.00
Issue notice possession (section 8)	£120.00	n/a	n/a
Property Inspection with written report	included	£150.00	£150.00
Landlord Gas safety certificate (annual)	£90.00	n/a	n/a
Landlord Gas safety certificate with service (annual)	£126.00	n/a	n/a
Electrical Installation Condition Report (EICR) (starting price)	£200.00	n/a	n/a
Energy Performance Certificate	£129.00	n/a	n/a
House of Multiple Occupation (HMO) additional visits. These are dependent on the number of 'conditions' associated with	£50 per additional	n/a	n/a

Nicholas Estate Agents & NEA Lettings

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your License and are usually required for alarm tests and checks of communal areas.	visit		
Non-Resident Landlord Scheme Fee for tax retention and completion of documentation required by HMRC	£60.00 per quarter	n/a	n/a
Wait at property (fee is for up to two hours)	£100.00	n/a	n/a
Attendance at Court or Tribunal	£500 per day or part thereof	n/a	n/a
Redirection of mail overseas	£25 plus cost of postage	n/a	n/a
Printing and posting of statement	£5 per statement	n/a	n/a
Obtaining estimates and supervision of major works	10% of cost of work over £2500	n/a	n/a

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