



Greenfields

Lettings & Property Management

LANDLORD SERVICES AND FEES



Three ways to let with Greenfields

Choose the support that suits you. All fees include VAT at 20%.

Let Only

90%

of the initial monthly rent

One-off letting fee

Marketing and viewings
Offer negotiation
Tenant and guarantor referencing
Tenancy preparation

Rent Collection

8.4%

of monthly rent

Payable monthly in advance

Everything in Let Only
Ongoing rent collection
Rent account administration

Fully Managed

10.8%

of monthly rent

Payable monthly in advance

Everything in Rent Collection
Management services
Repair and maintenance coordination

£330 setup fee

One-off, for each new tenancy on every service. Payable when your tenancy starts.

Ready to let

Referencing, standard tenancy preparation and a compliance review are covered by setup. Initial Right to Rent and tenancy-start alarm checks are included. Certificates, remedial work and additional services are separate.

Let's talk about your property

info@greenfieldsproperty.co.uk | greenfieldsproperty.co.uk

01895 628560



Additional services

Extra support for your property.

Greenfields services

Deposit protection	No charge
Deposit deduction administration	No charge
Deposit dispute assistance	£90
Section 13 rent review	£90
Section 8 notice preparation and service	£180
Additional property inspection	£72
Additional work (agreed rate)	£60 / hour
Key duplication administration	£12 + key cutting

Contractor services

Professional inventory	£138
Check-out report	£138
Energy Performance Certificate	£54
Electrical Installation Condition Report	From £201.60
Gas safety check and certificate	£72

Contractor prices are indicative for standard work and passed on at cost. We obtain an estimate and authority before instruction, except under agreed emergency authority.

Optional Rent and Legal Protection

An optional service supported by insurance held in Greenfields' name. Subject to eligibility, confirmation of cover, exclusions and the claims process. Prices cover **12 months, payable upfront**.

Monthly rent	12-month price including VAT
Up to £1,000	£300
£1,000.01 to £2,500	£390
£2,500.01 to £3,000	£450
£3,000.01 to £5,000	3% of annual rent
Above £5,000 / outside standard eligibility	Separate quote and cover confirmation