
KINGS LANGLEY ESTATES

SALES & LETTINGS

Landlord Services & Fees

At Kings Langley Estates we believe exceptional service should be matched with complete clarity. Our fee structure is straightforward, compliant, and designed to provide landlords with confidence at every stage of the letting process.

Tenant Find & Rent Collection Service

Ideal for landlords who wish to manage the property but prefer all rental administration handled professionally.

Tenant Find & Rent Collection	12% including vat Charged monthly
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- ✓ Professional marketing & property listing
- ✓ Accompanied viewings
- ✓ Tenant referencing - Additional Charge of £36.00 inc vat per tenant and guarantor if required)
- ✓ Landlord AML (Anti Money Laundering Check – Additional Charge of £36.00 inc vat per Landlord)
- ✓ Right to Rent checks
- ✓ Tenancy agreement preparation
- ✓ Deposit registration
- ✓ Move-in arrangements (Inventory Check in / Check Out – Charged to Landlord)
- ✓ Compliance guidance throughout the tenancy

Fully Managed Service

Tenant Find & Full Management	15.00% including vat Charged monthly
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A comprehensive management solution including:

- ✓ All Tenant Find and Rent Collection services
- ✓ Professional marketing & property listing
- ✓ Accompanied viewings
- ✓ Tenant referencing - Additional Charge of £36.00 inc vat per tenant and guarantor if required)
- ✓ Landlord AML (Anti Money Laundering Check – Additional Charge of £36.00 inc vat per Landlord)
- ✓ Right to Rent checks
- ✓ Tenancy agreement preparation
- ✓ Deposit registration
- ✓ Move-in arrangements (Inventory Check in / Check Out – Charged to Landlord)
- ✓ Day-to-day tenant liaison
- ✓ Maintenance coordination
- ✓ Contractor management
- ✓ Deposit negotiation at tenancy end
- ✓ Compliance guidance throughout the tenancy

TEL: 01923 947373

KINGS HOUSE BUSINESS CENTRE, HOME PARK ESTATE, STATION ROAD, KINGS LANGLEY, WD4 8LZ
INFO@KINGSLANGLEYESTATES.CO.UK
WWW.KINGSLANGLEYESTATES.CO.UK

Optional Charges should you want to use your own contractors:

Inventory & Check-In – Subject to VAT

Property Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Unfurnished	£110.00	£110.00	£130.00	£140.00	£170.00
Part Furnished	£115.00	£115.00	£125.00	£150.00	£180.00
Fully Furnished	£120.00	£120.00	£135.00	£160.00	£190.00

Inventory Check-Out - Subject to VAT

Property Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed
Unfurnished	£80.00	£80.00	£90.00	£100.00	£110.00
Part Furnished	£80.00	£80.00	£90.00	£100.00	£110.00
Fully Furnished	£90.00	£90.00	£100.00	£120.00	£140.00

Prices may change due to Inventory clerks costs

Important Information

Inventory and Check-In fees cover the preparation of a detailed photographic inventory and schedule of condition, together with the tenant check-in process at the commencement of the tenancy.

Please note: Prices are subject to change and may vary depending on the complexity of the property, level of furnishing, or adjustments made by our independent inventory providers. All fees are subject to VAT at the prevailing rate.

For larger properties, HMOs, or bespoke requirements, please contact our team for a personalised quotation.

Professional inventory and check-in services carried out by an independent inventory clerk.

Energy Performance Certificate (EPC)

From £100 + VAT

Arranged through a qualified assessor.

Gas Safety Certificate

From £90.00 + VAT

Annual inspection carried out by a Gas Safe registered engineer.

Electrical Installation Condition Report (EICR)

From £225.00 + VAT

Five-yearly inspection undertaken by a qualified electrician. If remedial works are required we will provide a quotation from the contractor.