



Landlord Fees & Services – Great Yarmouth



Our Fee Structure

Our fees are payable on the **introduction of a tenant**.

For our managed services, fees continue for the **duration of the tenancy**, including where the tenancy continues on a **periodic basis**.



Tenant Find Only

Fee: 75% of the first month's rent

Includes:

- Marketing and tenant sourcing
- Accompanied viewings
- Collect and remit initial month's rent
- Agree collection of any shortfall
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- HMRC processing and documentation (if applicable)
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! *Please note:* Ongoing management and compliance responsibilities remain with the landlord under this service.



Rent Collection

Fee: 10% of monthly rent

Includes:

- Collect and remit monthly rent
- Deduct commission and approved works
- Arrange payments for statutory and compliance-related costs
- Pursue non-payment of rent
- Advise on rent arrears procedures

Fully Managed Service

Fee:

- 10% of rent (unfurnished)
- 12.5% (partly furnished)
- 15% (fully furnished)

Includes:

- All services under Rent Collection
- Ongoing compliance management in line with current legislation
- Service of prescribed documents and legal notices
- Full record keeping and audit trail management
- Arrange routine repairs and instruct approved contractors
- Obtain contractor quotations (minimum two where required)
- Conduct periodic inspections
- Hold keys throughout the tenancy
- Manage tenant communications and issues

Additional Fees & Charges

(Applies where relevant depending on service level)



Setup Fee – £275.00

(Rent Collection & Fully Managed only)

Includes:

- Market appraisal
- Tenant sourcing and marketing
- Accompanied viewings
- Compliance and refurbishment advice
- Pre-tenancy administration
- HMRC non-resident landlord guidance (if applicable)



Inventory Fee

Varies depending on property size and layout
(See separate schedule)



Deposit Registration – £NIL

Includes:

- Registration with a Government-approved scheme (DPS)
- Issuing Deposit Certificate and Prescribed Information

Periodic Inspections – £30.00 per visit

(Fully Managed only)

- First inspection included
- Typically carried out every 3 months unless instructed otherwise

Additional Property Visits – £30.00 per visit

For:

- Specific landlord requests
- Maintenance checks
- Neighbour disputes

HMRC Non-Resident Landlord Returns – £75.00 per quarter

Includes:

- Submission of quarterly returns
- Liaison with HMRC

Works Management Fee – 10% (over £1,000)

Includes:

- Access arrangement
- Contractor coordination
- Quote review
- Quality checks
- Warranty oversight

Refurbishment Project Management – 10% (over £1,000)

Includes:

- Full project coordination
- Contractor management
- Works sign-off
- Warranty handling

Tenancy Variation Fee – £60.00 (if applicable)

Includes:

- Drafting updated tenancy documentation
- Agreement of revised terms

Rent Review – £NIL

Includes:

- Market assessment
- Tenant negotiation
- Rent increase in line with statutory requirements

Checkout Service – £NIL

Includes:

- Coordination of check-out
- Deposit negotiation
- Deposit return process
- Dispute submission (if required)

Court Attendance – £60.00 per hour

Professional Standards

Northgates Letting Agency is a member of:

- **Client Money Protect (CMP)**
- **The Property Redress Scheme (PRS)**

Ensuring your property and funds are handled in accordance with professional standards and current legislation.

Important Information

- All services are provided in line with current legislation, including the Renters' Rights Act
- Tenancies are periodic by default
- No renewal fees apply

Contact Us

If you have any questions or would like to arrange a free appraisal:

 01493 855426

 yarmouth@north-gates.co.uk

 50 Northgate Street, Great Yarmouth, NR30 1BJ

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