

Lettings & Property Management Fee Schedule

Updated as of 1st May 2026 – Renters' Rights Act Changes

Landlord Service Options

Service	Ongoing Fees	Initial Set Up Fee	Includes
Tenant Find Only	No ongoing monthly fee	50% of first month's rent (minimum £500 + VAT)	Full marketing and advertising, portal advertising, accompanied viewings, referencing and credit checks, Right to Rent checks, tenancy agreement, full inventory and condition report (check-in), deposit registration, collection of initial month's rent and deposit, utility notification, meter readings.
Rent Collection	5% pcm + VAT (minimum £30 pcm + VAT)	Tenant Find Fee Applies	All Tenant Find services plus monthly rent collection, landlord statements, rent arrears chasing, and ongoing landlord communication.
Fully Managed	10% pcm + VAT (minimum £60 pcm + VAT) + £12 pcm Compliance Fee	Initial Letting / Re-Let Fee Applicable (see below)	All Rent Collection services plus day-to-day tenant liaison and communication, routine inspections (initially at 6 months, and every 12 months thereafter, subject to tenancy circumstances), maintenance coordination, end of tenancy management, deposit dispute handling, and a full check-out report.



Nottingham Branch (Head Office)
13 Derby Road, Long Eaton, NG10 1LU
0115 946 8221
info@righthouse.co.uk



Wolverhampton Branch
Deansgate, 62-70 Tettenhall Road, Wolverhampton, WV1 4TH
01902 214 473
wolves@righthouse.co.uk

Monthly Compliance & Regulatory Management Fee

with effect from 1st May 2026

Applicable to all Fully Managed Properties from 1st May 2026

£12.00 per month (including VAT)

This fee covers:

- Compliance tracking and legal compliance reminders
- Ongoing deposit compliance and dispute support
- Ongoing legislation updates and landlord support
- PRS Database registration support
- Landlord Ombudsman registration support
- Management of ongoing regulatory obligations under the Renters' Rights Act and related legislation

Additional government registration charges (currently TBC), including PRS Database registration and Landlord Ombudsman membership fees, remain payable separately by the landlord where applicable.

Portfolio Landlords

Discounted management rates may be available for landlords with multiple properties. Please contact us to discuss tailored portfolio pricing.



Nottingham Branch (Head Office)
13 Derby Road, Long Eaton, NG10 1LU
0115 946 8221
info@righthouse.co.uk



Wolverhampton Branch
Deansgate, 62-70 Tettenhall Road, Wolverhampton, WV1 4TH
01902 214 473
wolves@righthouse.co.uk

Fully Managed Initial Letting / Re-Let Fee

Includes:

Full marketing and advertising, portal advertising, accompanied viewings, referencing and credit checks, Right to Rent checks, tenancy agreement, full inventory and condition report (check-in), deposit registration, collection of initial month's rent and deposit, utility notification, meter readings.

Monthly Rent	Fee (includes VAT)
£0 – £750	£240.00
£751 – £1,500	£360.00
£1,501 – £3,000	£480.00
£3,001+	£600.00

Compliance & Safety Services

Service	Fee (includes VAT where applicable)
Gas Safety Certificate (GSC) * Due every 12 months	£95
Energy Performance Certificate (EPC) * Due every 10 years	£105



Nottingham Branch (Head Office)
 13 Derby Road, Long Eaton, NG10 1LU
 0115 946 8221
info@righthouse.co.uk



Wolverhampton Branch
 Deansgate, 62-70 Tettenhall Road, Wolverhampton, WV1 4TH
 01902 214 473
wolves@righthouse.co.uk

Electrical Installation Condition Report (EICR) - 1-2 beds * Due every 5 years	£165
Electrical Installation Condition Report (EICR) - 3-4 beds * Due every 5 years	£175
Electrical Installation Condition Report (EICR) - 5+ beds * Due every 5 years	Price on request
Legionella Risk Assessment	£85
Smoke / CO Alarm Supply & Install	Price on request

Additional Services (Standalone Charges Where Not Included Within Your Chosen Management Service)

Service	Fee
1. Check-In / Inventory & Schedule of Condition Report	£216 inc VAT Included in Tenant Find & Fully Managed Letting / Re-Let Fee
2. Check-Out Report	£168 inc VAT Included in Fully Managed Chargeable for Tenant Find / Rent Collection only
3. Deposit Registration Only	£60 inc VAT Included in Tenant Find & Fully Managed Letting / Re-Let Fee



Nottingham Branch (Head Office)
 13 Derby Road, Long Eaton, NG10 1LU
 0115 946 8221
info@righthouse.co.uk



Wolverhampton Branch
 Deansgate, 62-70 Tettenhall Road, Wolverhampton, WV1 4TH
 01902 214 473
wolves@righthouse.co.uk

4. Tenancy Agreement Preparation and Issuance (including issuance of all legal documents)	£120 inc VAT Included in Tenant Find & Fully Managed Letting / Re-Let Fee
5. Referencing, Credit Checks, and Right to Rent Check (where applicable)	£36 per adult applicant inc VAT Included in Tenant Find & Fully Managed Letting / Re-Let Fee
6. Landlord Introduced Tenant Bundle (for landlord-introduced tenants; includes Services 1–5 above)	£480 inc VAT
7. Section 13 Annual Rent Review and Legal Notice Issuance (permitted once per year under 2026 legislation)	£90 inc VAT
8. Section 8 Notice Service	£144 inc VAT
9. Formal Possession Proceedings	Price on request
10. Court Attendance	Price on request
11. Additional Property Visits / Inspections	£60 inc VAT
12. Deposit Dispute Handling	Included where Righthouse has managed the tenancy setup, check-in / inventory, and deposit registration.
13. Landlord Compliance Review / Consultation Useful for: • self-managing landlords • landlords joining management late • compliance rescue jobs • PRS preparation	Price on request



Nottingham Branch (Head Office)
 13 Derby Road, Long Eaton, NG10 1LU
 0115 946 8221
info@righthouse.co.uk



Wolverhampton Branch
 Deansgate, 62–70 Tettenhall Road, Wolverhampton, WV1 4TH
 01902 214 473
wolves@righthouse.co.uk

Optional Protection

Service	Fee
Rent Guarantee & Legal Expenses Insurance	Price on request
Landlord Insurance	Price on request

Our Promise

No hidden fees.

Clear communication.

Proactive management.

Full compliance support for the changing rental market.

Key Terms

Abbreviation	Meaning
PRS	Private Rented Sector
GSC	Gas Safety Certificate
EICR	Electrical Installation Condition Report
EPC	Energy Performance Certificate
CO	Carbon Monoxide



Nottingham Branch (Head Office)

13 Derby Road, Long Eaton, NG10 1LU
0115 946 8221
info@righthouse.co.uk



Wolverhampton Branch

Deansgate, 62-70 Tettenhall Road, Wolverhampton, WV1 4TH
01902 214 473
wolves@righthouse.co.uk

VAT	Value Added Tax
TBC	To Be Confirmed
PCM	Per Calendar Month
AST	Assured Shorthold Tenancy (previous tenancy structure)
APT	Assured Periodic Tenancy (new standard tenancy structure from May 2026)

Important Notes

All properties must comply with current legal safety and lettings legislation prior to marketing and occupation.

Righthouse reserves the right to decline instruction on any property that does not meet minimum legal safety, compliance, and habitability standards.

Government registration fees including the PRS Database and Landlord Ombudsman Scheme are payable separately where applicable.

**Nottingham Branch (Head Office)**

13 Derby Road, Long Eaton, NG10 1LU
0115 946 8221
info@righthouse.co.uk

**Wolverhampton Branch**

Deansgate, 62-70 Tettenhall Road, Wolverhampton, WV1 4TH
01902 214 473
wolves@righthouse.co.uk