

Services and Fees

Edison Ford provides landlords with two tiers of service. The fees for each service level are detailed below together with additional fees and options services. Bespoke requirements may be offered on an individual basis.

Description of Fee	Net (Exclusive VAT)	Gross (Inclusive VAT)
Tenancy Management (Subject to minimum fee £600 (£720 inc. vat))	12.5% of monthly rental	15% of monthly rental
Management Set Up Fee (<i>deducted from 1st Months Rental</i>) - Agree market rent and find a tenant in accordance with the Landlord Guidelines. - Provide guidance on compliance with statutory provisions and letting consent. - Market the property and advertise on relevant portals. - Accompany all viewings. - Carry out and provide reference reports for all tenants and guarantors (max of 4 references) - Produce an Assured Periodic Tenancy (APT) and where applicable a Guarantor Agreement - Register the deposit/landlord and tenant details and protect the security deposit with Government-authorised Scheme. - Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy	£440.00	£528.00
Letting Only Service - Agree market rent and find a tenant in accordance with the Landlord Guidelines. - Provide guidance on compliance with statutory provisions and letting consent. - Market the property and advertise on relevant portals. - Carry out accompanied viewings. - Carry out and provide reference reports for all tenants and guarantors (max of 4 references) - Produce an Assured Periodic Tenancy (APT) and where applicable a Guarantor Agreement - Register the deposit/landlord and tenant details and protect the security deposit with Government-authorised Scheme. - Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy	70% of the first months rent	84% of the first months rent
Additional Fees and Optional Services		
Tenant referencing per additional tenant Additional charge applies to groups of 5 or more tenants (Management Service and Letting Only Service)	£50.00 per tenant (inc. students /guarantors)	£60.00 per tenant (inc. students /guarantors)
Inventory Preparation - Written and photographic evidence. Fee is based on a one-bedroom property, one kitchen, one reception and one bathroom. Additional bedroom (Unique or unusual houses and those exceeding 5 Bedrooms with 2 reception rooms will be subject to quotation)	£250.00 £30.00 (e.g. 3 bed & 1 reception = £310.00)	£300.00 £36.00 (e.g. 3 bed & 1 reception = £372.00)
Inventory Check Out - At the end of the tenancy, collect all keys, take final meter reading, carry out a closing inspection of the property, produce a written report, liaise and agreed deduction between the tenant and the landlord, obtain and arrange quotations for deductions. (Unique or unusual houses and those exceeding 5 Bedrooms with 2 reception rooms will be subject to quotation)	£175.00	£210.00
Rent Review – To undertake a comprehensive rent review of the property, assessing the current rent against market conditions and relevant factors, and to formally serve a Section 13 Notice on the tenant in full compliance with the requirements and procedures set out in the Rental Rights Act 2025.	£150.00	£180.00
Rent Review Appeal - Preparing and compiling all necessary documentation in response to an appeal submitted to the Property Tribunal, including reviewing case details, assembling supporting evidence, and ensuring compliance with tribunal requirements and deadlines.	£200.00	£240.00
Serving Section 8 Notice - possession of the property - Formally serving the appropriate legal notice, specifically Section 8 Notice, as required to seek possession of the property. This includes identifying the correct statutory grounds for possession, preparing the notice in accordance with legal requirements, and ensuring it is validly served on the tenant within the prescribed timeframes.	£100.00	£120.00

Property Inspections and Visits - Additional visits made by the Agent to the property at the specific request of the Landlord	£42.00	£50.40
Additional visits to Unoccupied Property (Void Period)	£60.00 per visit	£72.00 per visit
Change of Tenant	£190.00	£228.00
Right to Rent re-check per tenants (aged 18 and over)	£20.00	£24.00
Annual Statement of Income and Expenditure	£30.00	£36.00
Preparing Deposit Adjudication Claim (Full Managed)	£150.00	£180.00
Preparing Deposit Adjudication Claim (Let Only)	£200.00	£240.00
Court Attendance (max per hour)	Up to £150.00 max	£180.00
Deposit transfer/mid-term deposit transfer	£150.00	£180.00
Energy Performance Certificate	£105.00	£126.00
Land Registry - Office Copy Title Deeds and Title Plan	£20.00	£24.00
Gas Safety Certificate	Subject to quotation	
Electrical Installation Condition Report	Subject to quotation	
Portable Appliance Test	Subject to quotation	
Periodic Electrical Inspection Fee	Subject to quotation	
Oil Boiler Service/Chimney Sweep	Subject to quotation	
Legionella Risk Assessment fee	Subject to quotation	
Key Cutting	Invoice value plus £10.00	Invoice value plus £12.00
Shopping fee	Invoice value plus £35.00	Invoice value plus £42.00
Waiting at Property on behalf of the Landlord	£40.00 per hour	£48.00 per hour
Arranging of non-routine Maintenance to be carried out – Instruction and management of contractor's works Up to £10,000	10% of the net invoice (Where work is carried out by Edison Ford maintenance no charge will be made)	12% of the net invoice (Where work is carried out by Edison Ford Maintenance no charge will be made)
Arranging of non-routine Maintenance to be carried out – Instruction and management of contractor's works above to £10,000	15% of the net invoice (Where work is carried out by Edison Ford Maintenance no charge will be made)	18% of the net invoice (Where work is carried out by Edison Ford Maintenance no charge will be made)
Charges Review Annually		