

LANDLORD CHARGES AND FEES

Updated for Renters' Rights Act changes from 1 May 2026

This schedule sets out our landlord charges for let only, rent collection and managed services. Fees apply where a tenant, occupier or relevant party enters into an agreement to rent or occupy a property as a result of our marketing, introduction, viewing, negotiation or administration.

Important RRA update: From 1 May 2026, most new private rented sector tenancies in England will be assured periodic tenancies rather than fixed-term ASTs. Our letting, management and administration fees remain payable for work carried out and tenants introduced, but the previous tenancy renewal fee has been removed and replaced with a landlord-requested documentation/variation charge where applicable.

Service Fees

| Service | Charge | Notes |
|--------------------------------------|--|---|
| Tenant Find Service | £300.00 minimum fee | Payable for each letting where a tenant is introduced by Wulstans Inventory & Property Services. |
| Tenant Find Service for HMO Property | £180.00 minimum fee per room/unit | Payable for each room or unit let where the tenant is introduced by Wulstans Inventory & Property Services. |
| Tenant Find with Rent Collection | Tenant find minimum fee + 7% of monthly rent collected | Includes tenant introduction and ongoing rent collection. Management, inspections and maintenance handling are not included unless agreed separately. |
| Full Management Service | Tenant find minimum fee + £45.00 per calendar month | Full management for individual lets, subject to separate management terms and agreed scope of service. |
| Full Management of HMO | Tenant find minimum fee + £50.00 per tenant/room/unit per calendar month | Full management for HMO rooms or units, subject to separate management terms and agreed scope of service. |

When fees are payable: The above fees are payable whenever an individual, organisation, tenant, licensee or occupier enters into an agreement to rent or occupy the property as a result of our promotion, introduction, marketing, negotiation, viewing or administration. Fees are payable for each letting where the tenant or occupier is introduced by Wulstans Inventory & Property Services.

Additional Charges

| Item | Charge | Notes |
|---|---------------------------|--|
| Property Inventory | £60.00 to £90.00 | Dependent on the size and nature of the property. A quote can be provided on request. |
| End of Tenancy Check-Out | £50.00 to £90.00 | Dependent on the size and nature of the property. A quote can be provided on request. |
| Property Inspections | £35.00 per inspection | Available on individual request. Included within the full management service where applicable. |
| Landlord-Requested Tenancy Documentation or Variation | £25.00 per agreed request | Applies where the landlord requests additional documentation, an agreed variation, updated occupier paperwork or other tenancy administration outside the standard service. This replaces the previous renewal fee wording in light of the RRA periodic tenancy changes. |

Reasonable Costs and Expenses

The landlord agrees to reimburse the Agent for any reasonable costs, expenses or liabilities properly incurred on the landlord's behalf, provided these were incurred during the Agent's normal duties or in accordance with the landlord's instructions.

To enable the Agent to perform their duties effectively, the landlord agrees to respond promptly to requests for instructions, approvals, information and payment of any required funds.

Where an agreement is cancelled under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, the landlord agrees to reimburse any reasonable costs incurred by the Agent up to the point of cancellation, where permitted by law. This may include advertising, marketing, administration or other costs already incurred on the landlord's behalf.

Compliance Note

- This schedule relates to fees payable by landlords to Wulstans Inventory & Property Services. It does not authorise any charge to a tenant that would be prohibited under the Tenant Fees Act 2019 or any later legislation.
- From 1 May 2026, where the Renters' Rights Act applies, new private rented sector tenancies will generally be assured periodic tenancies. Any tenancy documentation, notices, rent requests and deposit processes must be handled in line with the legislation in force at the time.
- Fees are subject to the terms of the individual landlord agreement, the property type, service level and any separate written instructions agreed between the landlord and the Agent.