

FEES & CHARGES

EFFECTIVE FROM
1ST JUNE 2026

Family run. Independent. Established since 2009.

Proudly serving landlords across North London.



CLIENT MONEY PROTECTION
Client Money Protect



The Property Ombudsman



CORE LETTINGS & MANAGEMENT SERVICES

SERVICE	FEE
Let Only Service	8% + VAT of rent received (9.6% including VAT)
Property Management Service	7% + VAT of all rent received for the duration of the tenancy and any continuation, extension, renewal, replacement tenancy or periodic occupation by a tenant introduced by Finchleys Estates (8.4% including VAT)
Tenancy Set Up Service (including Agreement Preparation, Referencing & Compliance Administration)	£300.00 + VAT (£360.00 including VAT) Includes compliance administration and Right to Rent Checks.
Extension of Tenancy / Continuation Fee	1% + VAT less than the percentage charged for the initial letting period, payable for the duration of any continuation, extension, renewal, replacement tenancy, statutory periodic tenancy or other continued occupation by a tenant introduced by Finchleys Estates
Section 13 Rent Review Notice Preparation & Service	£150.00 + VAT (£180.00 including VAT)



COMPLIANCE & SAFETY SERVICES

Tenancy Deposit Protection Registration	£75.00 + VAT (£90.00 inc VAT)
Gas Safety Certificate	£125.00 + VAT (£150.00 inc VAT)
Electrical Installation Condition Report (EICR)	£250.00 - £295.00 + VAT (£300.00 - £354.00 inc VAT) Subject to size, works needed and contractor available
Energy Performance Certificate (EPC)	£125.00 + VAT (£150.00 inc VAT)
Smoke Alarm Supply & Installation	£80.00 + VAT (£96.00 inc VAT)
Carbon Monoxide Alarm Supply & Installation	£80.00 + VAT (£96.00 inc VAT)
Rent Guarantee Insurance	2% of annual rent + VAT (2.4% inc VAT)
Application for HMO Additional Licence	£400.00 + VAT (£480.00 inc VAT)



ADDITIONAL SERVICES

Preparing for Tenancy Deposit Dispute	£75.00 + VAT (£90.00 inc VAT)
Inventory Preparation	£108.00 - £300.00 (inc VAT) depending on property size
Supervision of Works Over £1,000	10% + VAT (12% inc VAT) of invoiced amount
Additional Property Inspections	£50.00 (£60.00 inc VAT) per visit
Purchase or Rental of Furniture	10% + VAT (12% inc VAT) of invoice value
Tax Administration for Non-UK Resident Landlords	£50.00 (£60.00 inc VAT) per quarter
Supplier / Contractor Referral	Finchleys Estates may receive referral commissions, introductory fees or other remuneration from contractors, suppliers, inventory providers, insurance providers and compliance service providers instructed by landlords. Details available upon request.



FAMILY RUN SINCE 2009

Independent and family owned.
Deep North London knowledge.
Personal service, every time.



AWARD WINNING INDEPENDENT ESTATE AGENT

Multi award-winning agency.
Thousands of successful lettings and sales since 2009.
5 star reviews from landlords and tenants.



PREMIER NORTH LONDON LETTINGS & MANAGEMENT

Maximum rent, minimum voids.
Rigorous tenant referencing.
Full compliance and safety management.
Proactive rent reviews.
Dedicated, experienced team.

INDEPENDENT. EXPERIENCED. TRUSTED SINCE 2009

At Finchleys Estates, we believe landlords deserve more than just an online portal.
We deliver a first-class service with care, integrity and attention to detail.



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www.finchleys.com

*Local people.
Local knowledge.
Looking after your property
like it's our own.*

