



LANDLORD FEES

EVERYTHING WORTH KNOWING.

A TRUSTED, INDEPENDENT LETTINGS & PROPERTY MANAGEMENT PARTNER





Everything you need to know about our landlord fees, and exactly what's included at every stage of your tenancy.

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OUR STORY

Savoy Lettings was founded with one simple goal: to create a smarter, more transparent way for landlords to let and manage their investments. We believe owning a rental property should be rewarding, not time-consuming, which is why we've combined expert local knowledge with innovative technology to deliver a service landlords can rely on.

Proudly managing over 300 properties across Yorkshire, we've built our reputation on proactive management, clear communication and genuine care for every property and tenancy we look after. Our experienced team handles every stage of the letting journey – from marketing and tenant selection to compliance, maintenance and rent collection – so you can enjoy the rewards of property investment without the day-to-day stress.

With 24/7 access to your own secure landlord app, you're never left chasing for updates. Rental payments, statements, compliance certificates and property information are all available at your fingertips, whenever you need them.

EVERYTHING AT YOUR FINGERTIPS

Every step of the way.

FEES & CHARGES

Our fees are structured around the level of service you choose, so you only pay for what you need. Every service includes full compliance, professional marketing and dedicated support from our team.

COMPLETE TENANT PLACEMENT

£650
FIXED FEE

LETTINGS PLUS

£380	8%
MARKETING, LETTING & COMPLIANCE	MONTHLY MANAGEMENT

FULL LETTINGS & MANAGEMENT

£380	10%
MARKETING, LETTING & COMPLIANCE	MONTHLY MANAGEMENT

REFURBISHMENT & PROJECT MANAGEMENT

On Request
PROJECT PRICING

The fees outlined are subject to the services selected and may not apply to every property or tenancy.

FEE SCHEDULE

A full breakdown of charges across each of our services. Where a service is included within a package, no additional charge applies.

SERVICE	COMPLETE TENANT PLACEMENT	LETTINGS PLUS	FULL LETTINGS & MANAGEMENT
Tenant Placement / Set Up	£650	£380	£380
Tenant Verification Report	£50	Included	Included
Inventory Report	£100	Included	Included
Deposit Protection	£50	£50	Included
Property Inspections	£100	£100	Included
Issuing a Section 13 Notice	£100	£100	£100
Issuing a Section 8 Notice	£100	£100	Included
Tenancy Amendment	£300	£300	£250
Check-Out	£120	£120	Included
Deposit Dispute	£200	£200	Included
TDS Statutory Declaration	£50	£50	£30
Annual Income & Expense Report	£60	£60	Included
Electrical Installation Condition Report (EICR — valid for 5 years)	£160	£160	£160
Gas Safety Certificate (valid for 1 year)	£90	£90	£90
EPC (valid for 10 years)	£75	£75	£75
Legionnaires Risk Assessment	£75	£75	£75

The fees outlined are subject to the services selected and may not apply to every property or tenancy.

SERVICE OVERVIEW

PRE-TENANCY PREPARATION

01

Initial Appraisal & Letting Services

We will arrange a visit to your property to provide a professional appraisal, assess its rental potential and discuss your individual letting requirements.

02

Professional Property Photography

Professional photographs will be arranged to present your property to its best advantage. Additional charges may apply.

03

Property Marketing & Advertising

Your property will be professionally advertised through the Savoy Lettings website, Zoopla and PrimeLocation.

04

Property Viewings

Our team will coordinate and conduct property viewings, liaising with prospective tenants throughout.

05

Tenant Referencing & Financial Checks

We will arrange the appropriate tenant referencing, including financial, employment and background checks. Additional charges may apply.

06

Tenancy Agreement & Documentation

We will prepare the relevant tenancy agreement and supporting documentation required to establish the tenancy.

07

Property Inventory & Condition Report

A detailed inventory will be prepared, recording the contents, fixtures, fittings and condition of the property.

LETTING APPLICATION PROCESS

01

Utility & Council Tax Notifications

We will record meter readings and notify utility providers and the local authority of the change of occupancy.

02

Rent & Deposit Collection

We will arrange for the initial rental payment and tenancy deposit to be collected and processed.

03

Tenancy Documentation

We will ensure all required tenancy documents are completed, signed and in place before, or on, move-in.

ONGOING TENANCY MANAGEMENT

01

Deposit Protection

The tenant's deposit will be registered and protected through TDS. Additional charges may apply.

02

Monthly Rent Collection

Rent will be collected each month and transferred promptly to your nominated account.

03

Property Inspections

Our team will arrange and carry out regular property inspections to identify any issues early.

04

Repairs & Maintenance

Handled promptly through your dedicated Portfolio Manager. Tenants can also submit requests via the Street app.

05

Compliance & Safety Checks

We will monitor and ensure required gas safety checks and certificates are kept up to date.

06

Section 8 & Section 13 Notices

Where required, we will prepare and serve the appropriate notices. Additional charges may apply.

07

Tenancy Renewals & Rent Reviews

We will manage extensions and rent increases, ensuring documentation is completed. Additional charges may apply.

END OF TENANCY & MOVE-OUT

01

Managed Check-Out Process

Coordinating the tenant's departure, including keys, final meter readings and condition assessment. Available at an additional cost.

02

Deposit Assessment & Deductions

We review any damage or cleaning costs and discuss proposed deductions, assisting with the TDS dispute process if needed.

03

Change of Occupancy Notifications

Utility providers and local authorities will be notified of the change in occupancy.

04

Property Maintenance & Preparation

We identify any cleaning, repairs or maintenance required and arrange works where instructed.

05

Re-Letting & Rental Assessment

We assess the property's condition and rental potential ahead of the next tenancy.

GET IN TOUCH



Whether you're letting your first property, expanding your portfolio, or looking to maximise the value of your investment, our experienced team is here to help.

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WEBSITE

www.savoylettings.co.uk

Everything at your fingertips. Every step of the way.