



Landlord Fees and Charges

Urban Bricks Properties Limited

This list sets out the fees and charges payable by landlords for our letting and property management services.

Effective date: 29 July 2026

VAT: No VAT is charged on the fees listed in this document.

1. Core Service Charges

Landlord Fee	Fully Managed Service	Tenant-Find Service
Tenancy set-up fee	50% of one full month's rent	60% of one full month's rent
Monthly management charge	9% of the monthly rent	Not included
Inventory cost (per tenancy)	1–4 bedrooms: £100.00 More than 4 bedrooms: £150.00	1–4 bedrooms: £150.00 More than 4 bedrooms: £200.00
Registration of security deposit	£25.00	£25.00
Amendments to existing tenancy agreements	No charge	Not included
Periodic property inspections	No charge	Not included
Accompanied check-in & check-out inspections	No charge	Not included
Key handover	No charge	Not included

2. Repairs, Maintenance and Third-Party Costs

The landlord is responsible for the actual cost invoiced by the appointed contractor or supplier for repairs, maintenance, replacement items and compliance-related works.

Urban Bricks Properties Limited does not add any mark-up, commission or administration fee to contractor or supplier invoices.

These costs may include, but are not limited to:

- Repairs and general maintenance
- Cleaning and gardening
- Locksmith services and replacement keys or locks
- Energy Performance Certificates (EPCs)
- Gas Safety Records
- Electrical Installation Condition Reports (EICRs)
- Fire safety or other statutory compliance works
- Any other contractor or supplier costs properly incurred on the landlord's behalf

Under the Fully Managed Service, works costing up to **£80** may be arranged without prior approval in accordance with the management agreement. Prior approval will normally be obtained for works exceeding **£80**, except where urgent action is reasonably required to protect persons or property or to prevent further damage.

3. Cancellation or Termination During a Tenancy

If the landlord terminates the service after a tenancy has commenced, the landlord will remain responsible for:

- the applicable Tenant-Find fee;
- management charges accrued up to the effective termination date; and
- any contractor, supplier or third-party costs already authorised or incurred on the landlord's behalf.

Urban Bricks Properties Limited does not charge any additional unspecified cancellation or administration fee.

4. Client Money Protection and Redress Scheme

Client Money Protection Scheme: Propertymark Client Money Protection Scheme

Membership number: C0141475

Independent Redress Scheme: Property Redress

Membership number: PRS050580

5. Contact Details

Urban Bricks Properties Limited
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