

RESIDENTIAL LETTINGS - HULL & EAST YORKSHIRE

Landlord Services & Fees

Dedicated to protecting your property, your tenants, and your rental income.

TENANT FIND

Let Only Service

75%

of first month's
rent collected

£500

minimum fee

- Property marketing across major portals
- Accompanied viewings & tenant selection
- Comprehensive referencing & credit checks
- Right to Rent compliance checks
- Tenancy agreement preparation & execution
- Deposit collection & registration with the Tenancy Deposit Scheme (TDS)
- Utility & council tax transfer notifications
- Inventory report & schedule of condition
- Move-in coordination & key release

COMPLETE COVER

Full Management Service

10%

of monthly rent
collected

£390

initial letting fee

£290

re-let fee

All Let Only services, plus:

- Rent collection & prompt landlord payments
- Rent arrears management & recovery
- Annual rent reviews & market recommendations
Section 13 notice preparation where required: £30
- Routine property inspections & written reports
- Maintenance coordination & trusted contractors
- Compliance management - Gas Safety, EICR & EPC
- Legal notices & statutory correspondence
- Key holding & emergency access management
- End-of-tenancy deposit negotiations, deductions & scheme release
- Dedicated landlord portal & financial statements

Every fee is clearly detailed in this document. Nothing is charged without your prior knowledge and approval.

ADDITIONAL SERVICES

£90

Energy Performance Certificate
EPC · Required by law to let

£90

Gas Safety Certificate
CP12 · Annual legal requirement

£170

Electrical Installation Condition
Report
EICR · Required every 5 years

£60

Deposit Dispute Preparation
TDS · Adjudication evidence &
submission

£30

Section 13 Rent Increase Notice
S.13 · Statutory rent increase
procedure

£60

Section 8 Notice Preparation &
Service
S.8 · Grounds-based possession
notice

MAINTENANCE & PROJECT MANAGEMENT

Where maintenance works exceed £500 (inc. VAT) and are arranged through our approved contractor network, a **10% project management fee** may apply. This covers contractor instruction, access coordination, and quality sign-off on your behalf.

If you prefer to appoint your own contractors, we are happy to assist with access and communication; a **10% administration fee** may apply to invoices handled on your behalf.

All works are carried out with your prior approval.

WG Property is a trading name of WG Property Lettings Ltd (Company No. 17179783)

SIMPLE · TRANSPARENT · RELIABLE

Client Money Protection (CMP) held · Member of the Property Redress Scheme (PRS)

No VAT is charged - WG Property is not VAT registered · Fees correct as of 1st May 2026