

**MSDL STANDARD PRICE LIST - LANDLORDS (From 01 September 2025)****FULL MANAGEMENT SERVICE**

Management fee	As per Standard Management Agreement		
Tenant setup / contract fee	Per tenant	£	132
Tenancy renewal fee	Per tenant	£	132
Change of tenant	Per tenant	£	240
Only other contract amendment	Per contract	£	144
Emergency callout fee (out of hours)			As incurred
Direct debit fees			As incurred

**INVENTORIES / CERTIFICATES**

Inventories - for all new tenancies	1-2 Bed	£	169
	3 Bed	£	179
	4 Bed	£	199
	5 Bed	£	219
	6 Bed	£	239
	Larger properties		+ £20 / bed
Portable appliance testing (PAT)	Up to 6 appliances covered, additional £5.40 per appliance	£	60.0
HMO license application (charged on top of council fee)	Per licence	£	299
Weekly fire alarm testing (grade A system)	Per test	£	12

**MARKETING**

Featured property listing on Rightmove	Per week	£	149
--	----------	---	-----

**CLEANING**

Cleaning – hourly	Per hr (1 hr minimum)	£	25.70
Cleaning – end of tenancy			As incurred
Cleaning - carpets			As incurred

**ADDITIONAL SERVICES**

Additional meter readings requested by landlord	Per visit	£	18
Completing a statutory declaration	Per declaration	£	54
Obtaining a 2 <sup>nd</sup> quote for works	Per additional quote	£	18
Manage tenancy deposit dispute through scheme	Per hour	£	36
Attend property for non-routine access (eg delivery, surveyor)	Per hour	£	36
Any other services - hourly rate	Per hour	£	36
Notice board	Fitted	£	30
Mattress protectors	Fitted	£	15
Supply new mattress	Delivered	£	229
Bulbs – standard bayonet LED / GU10 LED	Per bulb	£	5
Toilet seats	Fitted	£	56

All prices stated are inclusive of 20% VAT.