

STUDENT DIGS STANDARD PRICE LIST - LANDLORDS (From 01 February 2023)

FULL MANAGEMENT SERVICE			
Management fee		As per Standard Management Agreement	
Tenant setup / contract fee		As per Standard Management Agreement	
Tenancy renewal fee	Per tenant	£	120
Contract amendment fee		£	120
Maintenance works – admin fee*			18%
Right to rent check (for non-uk tenants)	Per check/tenant	£	36
Additional meter readings requested by landlord	Per visit	£	15
Emergency callout fee (out of hours)			As incurred
Direct debit fees			As incurred

INVENTORIES / CERTIFICATES			
Inventories - for all new tenancies	1-2 Bed	£	159
	3 Bed	£	169
	4 Bed	£	189
	5 Bed	£	209
	6 Bed	£	229
	Larger properties		
Portable appliance testing (PAT)	Up to 6 appliances covered, additional £5.40 / appliance	£	54.0
Weekly fire alarm testing (grade A system)	Per test	£	12
Certificates – admin fee *	Per certificate	£	12

Note * Admin fees are charged on top of the disbursements to contractors / council fees.

Certificates we arrange: gas safety, fire alarm certificate, emergency lighting certificate, electrical installation condition report (EICR), energy performance certificate (EPC), legionella.

MARKETING			
Featured property listing on Rightmove	Per week	£	129
Virtual 360 tours	1 bed / studio **	Unstaged / Staged	£79 / £99
	2-4 bed	Unstaged / Staged	£149 / £229
	5-6 bed	Unstaged / Staged	£159 / £249
	Larger properties		As quoted
Photography ***	From	£	99
Floor plan ***	From	£	79
Note ** A 25% discount will apply where more than 1 studio is booked on the same day at the same location.			
Note *** A 25% discount will apply when booked at the same time as a Virtual 360 tour.			

CLEANING			
Cleaning – hourly	Per hr (1 hr minimum)	£	19.20
Cleaning – end of tenancy			As incurred
Cleaning - carpets			As incurred

ADDITIONAL SERVICES			
Enhanced guarantor referencing	Per guarantor	£	42
Additional account statement	Per statement	£	36
Completing a statutory declaration	Per declaration	£	36
Annual tax statement	Per statement	£	299
HMO license application (charged on top of council fee)	Per licence	£	299
Obtaining a 2 nd quote for works	Per additional quote	£	18
Manage tenancy deposit dispute through scheme	Per tenancy	£	96
Attend property for non-routine access (eg delivery, surveyor)	First hour covered	£	30
Notice board	Fitted	£	30
Mattress protectors	Fitted	£	15
Supply new mattress	Delivered	£	180
Bulbs – standard bayonet LED / GU10 LED	Per bulb	£	5
Toilet seats	Fitted	£	56

All prices stated are inclusive of 20% VAT.