

# SCHEDULE OF LETTINGS FEES & CHARGES

Onyx Property Consultants Limited | trading as Onyx Property Team

**All fees and charges are shown inclusive of VAT at the current standard rate of 20%.**

Onyx Property Team is committed to transparent pricing in accordance with the Consumer Rights Act 2015 and the Consumer Protection (Code of Practice for Traders on Price Indications) Approval Order 2005.

## CORE LETTINGS SERVICES

Service	Fee (inclusive of VAT)
<b>Full Management</b>	<b>19.2% inc VAT</b> • Let: 12% inc VAT (collected at tenancy commencement) • Rent Collection & Property Management: 7.2% inc VAT (collected with rent)
<b>Let Only</b>	14.4% inc VAT (collected at tenancy commencement)
<b>Rent Collect Only</b>	2.4% inc VAT
<b>Annual Rent Review &amp; Tenancy Continuation</b>	<b>9.6% inc VAT — First Annual Review</b> 6% inc VAT — Subsequent Annual Reviews <i>Includes: comparative market analysis, rent negotiation, Section 13 notice / rent variation documentation, and tenancy compliance review under the Renters' Rights Act 2025.</i>
<b>Pre-Tenancy Admin</b>	£420 inc VAT
<b>Tenant Referencing</b>	<b>Free — up to 2 tenants</b> £24 inc VAT — each additional tenant



## INVENTORY FEES

Service	UNFURNISHED (inc VAT)				FURNISHED (inc VAT)			
	1 bed	2 bed	3 bed	4 bed	1 bed	2 bed	3 bed	4 bed
<b>Inventory &amp; Check-in</b>	£222	£240	£288	£342	£234	£252	£300	£378
<b>Checkout</b>	£174	£204	£240	£306	£186	£216	£252	£342

## ADDITIONAL SERVICES & CHARGES

Service	Fee (inclusive of VAT)
<b>NRL Quarterly Return</b>	£72 inc VAT per quarter
<b>NRL Annual Income Report</b>	£60 inc VAT
<b>Annual Statement (income &amp; expenditure report)</b>	£99 inc VAT
<b>Rent Collection / Let Only — Negotiate Deposit Release</b>	£250 inc VAT
<b>Property Visits</b>	£65 inc VAT per visit
<b>Key Cutting</b>	£30 inc VAT (admin) and cost of keys
<b>Payment to Non-UK Bank Account</b>	£24 inc VAT per payment
<b>Application for Selective Licence</b>	£240 inc VAT
<b>Letter to Mortgage Company</b>	£60 inc VAT
<b>Tenancy Variation Fee</b>	£198 inc VAT <i>For mid-tenancy changes to agreed terms</i>

## CLIENT MONEY PROTECTION

<p><b>Client Money Protection Scheme</b> Propertymark Client Money Protection Scheme <a href="http://www.propertymark.co.uk/professional-standards/rules/cmp.html">www.propertymark.co.uk/professional-standards/rules/cmp.html</a></p> <p>Current certificate (valid to 28 February 2027): <a href="http://onyxpropertyteam.com/wp-content/uploads/2026/04/CMP-thru-28.2.27-Onyx-Property-Team.pdf">onyxpropertyteam.com/wp-content/uploads/2026/04/CMP-thru-28.2.27-Onyx-Property-Team.pdf</a></p>	<p><b>Redress Scheme</b> Onyx Property Team is a member of the Property Redress Scheme. <a href="http://www.propertyredress.co.uk">www.propertyredress.co.uk</a></p> <p></p> <p><b>PropertyMark Member</b> <i>ARLA Propertymark Protected Member</i></p> <p></p>
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### Onyx Property Team

*Selling London, Beautifully*

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**All fees inclusive of VAT**