

SCHEDULE OF LETTINGS FEES & CHARGES

Onyx Property Team Limited

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)
Full Management	19.2% inc VAT • Let: 12% inc VAT of annual rent (collected in four equal quarterly instalments) • Rent Collection & Property Management: 7.2% inc VAT (collected with rent)
Let Only	14.4% inc VAT of annual rent (collected at tenancy commencement)
Rent Collect Only	2.4% inc VAT of rent collected
Annual Rent Review & Tenancy Continuation	10% inc VAT of the annual rent — Annual Rent Review & Tenancy Continuation <i>Includes: comparative market analysis, rent negotiation, Section 13 notice / rent variation documentation, and tenancy compliance review under the Renters' Rights Act 2025.</i>
Pre-Tenancy Admin	£420 inc VAT
Tenant Referencing	Free — up to 2 tenants £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
Inventory & Check-in	£222	£240	£288	£342	£234	£252	£300	£378
Checkout	£174	£204	£240	£306	£186	£216	£252	£342

ADDITIONAL SERVICES & CHARGES

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

CLIENT MONEY PROTECTION

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

Onyx Property Team

Selling London, Beautifully

Ugoada Arinzeh | Founder & Managing Director
 ugo@onyxpropertyteam.com
 +44 (0) 203 837 0567 | +44 (0) 770 318 3750
www.onyxpropertyteam.com

Onyx Property Team Limited
 Registered in England & Wales | No. 07988818
 Registered office: 4th Floor Silverstream House
 45 Fitzroy Street, London, W1T 6EB

Version 5.0 | September 2026
All fees inclusive of VAT