

Greenco Manchester Fees

Updated 1st January 2023



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Letting Fees

Let Only:

80% of 1st month's rent + VAT
(Minimum Fee £480 + VAT)

Fully Managed:

Rent < £600 pcm: £450 + VAT
Rent < £800 pcm: £495 + VAT
Rent > £800 pcm: 60% of 1st month's rent + VAT

inc. Rent Guarantee Insurance (optional):
As above + £185 (inc. IPT)

Commercial:

Greater of £1,000 or 1 month's rent + VAT

Management Fees

10% + VAT

Inspection Fees

Let Only Check-in Inventory: Included
Check-out Report: £80 + VAT
Midterm Inspection: N/A

Fully Managed Check-in Inventory: Included
Check-out Report: Included
Midterm Inspection: £55 + VAT

Maintenance Fees

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|---------------------------------|---|
| EPC | £60 + VAT |
| Gas Safety Certificate | Standard: £60 + VAT Turn On & Test: £90 + VAT |
| EICR | £125 + VAT |
| Smoke Alarm Installation | Call-out: £33 + VAT Ongoing Works: £58 + VAT Extra Alarms: £21 + VAT each |
| CO Alarm Installation | Call-out: £58 + VAT Ongoing Works: £42 + VAT |
| Call-out | Up to 1 hour: £40 + VAT Each additional hour: £30 + VAT |

Miscellaneous Fees

Landlord Licence Application £200 + VAT

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|--------------------------------|--------------------------|
| HMO Licence Application | £300 + VAT |
| Process Agent Letter | £300 + VAT |
| Insurance Claims | 20% of total claim + VAT |
| Court Attendance | £50 per hour + VAT |
| HMRC Quarterly Return | £100 per property + VAT |

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