

Tenant & Landlord Fees

At Springwell, we believe in transparency and fairness. Below is a clear summary of the permitted tenant fees under the Tenant Fees Act 2019, along with our standard landlord service charges.

Tenant Fees

In accordance with the Tenant Fees Act 2019, we only charge the following permitted payments:

- Permitted Payments
- Security Deposit – £250
- Changes of Sharer – £50
- Variation of Contract – £50
- Default Fees
- Rent Arrears – Interest at 3% above the Bank of England's annual percentage rate for each day that the payment is outstanding.
- Replacement Key – £12.60

Landlord Fees

Fully Managed Service - 18% (15% + VAT) of the total rent achieved.

Additional Charges - Tenant Set Up Fee – £96 (£80 + VAT).

Let Only Service - 12% (10% + VAT) of the total rent achieved.

Compliance Checks and Certificates

- Gas Safety Certificate (CP12) – £96 (£80 + VAT)
- Electric Safety Certificate (EICR): 1–3 bed £150 (£125 + VAT); 4–5 bed £210 (£175 + VAT); 6–8 bed £240 (£200 + VAT)
- Legionella Risk Assessment – £144 (£120 + VAT)
- Fire Safety Certificate (if not included in HMO inspection cost – £90 (£75 + VAT))
- Energy Performance Certificate (EPC) – £150 (£125 + VAT)

HMO Quarterly Inspection Fees

- 3–5 bed properties (without fire panel) – £17.50 per month
- 3–5 bed properties (with fire panel) – £21.17 per month
- 6+ bed properties – £22.50 per month

These charges include:

- An annual fire safety check & certificate carried out by a qualified electrician for properties without a fire panel.
- A six-monthly fire safety check & certificate carried out by a qualified electrician for properties with a fire panel.