THE HOME CLUB

PROTECTING LANDLORDS AND RESPECTING TENANTS

Landlord fees

What you pay, for each of our three services

Effective from **November 2026**

Every price includes VAT at 20%

Taken from Schedule 2 of our 2026 Terms of Business

YOUR SERVICE

Three ways we can help

Each service does everything the one before it does, and more. All prices include VAT at 20%, and other fees apply only when you need that piece of work.

Let Only

50% off your next letting fee if your tenant leaves within 6 months*

12%

of annual rent

10% + VAT, paid up front

Getting your property let

- Deposit protected with TDS
- Marketing and viewings
- Tenant referencing and Right to Rent checks
- Tenancy agreement drawn up
- Required documents served at the start of your tenancy

Still with you

- You collect the rent
- You inspect your property
- You arrange your repairs
- You handle the emergencies
- You arrange safety checks
- Your tenant contacts you
- Deposit disputes: not included

Let and Rent Collection

12%

of monthly rent

10% + VAT

Everything in Let Only, plus

- Rent collected and arrears chased
- Monthly statements
- Section 8 notice served for serious arrears

Still with you

- You inspect your property
- You arrange your repairs
- You handle the emergencies
- You arrange safety checks
- Your tenant contacts you

OUR FULL SERVICE

Fully Managed

16.8%

of monthly rent

14% + VAT

Everything in Let and Rent Collection, plus

- Up to four inspections a year
- Repairs arranged and overseen
- Emergencies handled
- Gas safety, boiler service and EICR arranged
- We're your tenant's first contact
- Deposit return managed at the end

Your money and your tenant's deposit are protected

Professional body
Propertymark company member, C0134446

Redress
The Property Ombudsman

Deposits
Tenancy Deposit Scheme (TDS)

Client Money Protection. Any rent or deposit money we hold for you is kept in a client account and covered by the Propertymark Client Money Protection scheme. You can view our certificate on our website, and we'll send you a copy whenever you ask.

OUR FEES

Every fee, by service

Fees apply only when we do that piece of work. Fully Managed includes inspections, safety certificate administration and duplicate keys at no extra charge.

	Let Only	Let and Rent Collection	Fully Managed
Setting up the tenancy			
Tenancy agreement	£300	£300	£300
Tenant referencing	£42	£42	£42
Guarantor referencing	£42	£42	£42
Right to Rent check	£12	£12	£12
Landlord AML and sanctions check	£24	£24	£24
Pre-Lettings Regulation Check one-off, before letting	Not included	Not included	£144
Inventory, check-in and check-out			
Inventory and check-in	Quoted	Quoted	Quoted
Check-out	Quoted	Quoted	Quoted
During the tenancy			
Deposit protection with TDS	£57.60 once	£4.80 a month	£4.80 a month
Letting Regulation Check monthly, includes serving notices	Not included	£12 a month	£12 a month
Inspections extra visits on request	£72 per visit	£72 per visit	Up to 4 a year
Safety certificate administration	£30	£30	Free
Rent review	Not included	£180	£180
Change of sharer	£180	£180	£180
Maintenance project management works over £2,000	Not included	Not included	12% of works
Vacant property visit	Not included	From £84	From £84
Duplicate keys	£30	£30	Free, keys at cost
Non-resident landlord tax returns	Not included	£54	£54
Annual income and expenditure statement	Not included	Free	Free
Payment to a non-UK bank account	Not included	£19.20	£19.20
Redirecting mail overseas	Not included	£30	£30
Ending the tenancy			
Section 8 notice free with the Letting Regulation Check	Not included	£144	£144
Deposit dispute	Not included	Free	Free
Anything else			
Introduced sale commission	Not included	1.2% of sale price	1.2% of sale price
Work outside your service quoted on request	£60 to £300 an hour	£60 to £300 an hour	£60 to £300 an hour

Other fees. HMO licence application £480 on every service, with the council fee at cost. If you withdraw after accepting a tenant, our costs to date, up to one month's rent plus VAT. Every price includes VAT at 20%, and quoted or hourly work is agreed with you in writing first.



Let Only: tenant leaves within six months? 50% off your next letting fee.

*** Terms and conditions apply.** Speak to our team about how the offer works and whether your letting qualifies.

ANY QUESTIONS

Talk to us about our fees

Call **01483 608875**

Email info@thehomeclub.com

Visit Carroll House, 11 Quarry Street, Guildford, GU1 3UY

Client money protection: Propertymark Client Money Protection scheme
Redress: The Property Ombudsman
Deposits: Tenancy Deposit Scheme (TDS)
Professional body: ARLA Propertymark

Every fee includes VAT at 20%. These are the fees in Schedule 2 of our 2026 Terms of Business, and if the two ever differ the Terms you sign apply. Tenants are never charged a fee the Tenant Fees Act 2019 prohibits. The Home Club is a trading name of The Home Club Group Ltd, registered in England and Wales, company number 12245013. Registered office: Carroll House, 11 Quarry Street, Guildford, Surrey, GU1 3UY.