Landlord fees

Gallery Properties

November 2026

Free 60-day trial on Premium, Gold and Economy. One-month cancellation on every package.

All prices include VAT at 20%

✓ Included
£ Pay as you go
— Not available

	Premium Full management + rent guarantee	Gold Full management	Economy Rent collection	Budget Tenant find only
	18% of monthly rent 15% + VAT	**12%** of monthly rent 10% + VAT	**7.5%** of monthly rent 6.25% + VAT	**None** monthly fee
	£600 per new tenancy £500 + VAT	**£600** per new tenancy £500 + VAT	**£600** per new tenancy £500 + VAT	**120%** of 1 month's rent min. £720[6]
Free 60-day trial	✓	✓	✓	—
Rent collection + 24/7 portal	✓	✓	✓	—
Deposit protection	✓	✓	✓	—[6]
24/7 property maintenance	✓	✓	**£30** per job[1]	—
Certificate renewals arranged	✓	✓	**£30** each[1]	—
Property inspections	✓	✓	**£90** per visit	—
End-of-tenancy deposit handling	✓	✓	**£180**[2]	—
Annual landlord income report	✓	**£30**	**£30**	—
Section 13 rent increase notice	✓	**£60**	**£60**	—
Section 8 possession notice	✓	**£120**	**£120**	—
Rent guarantee + legal cover[3]	✓	—	—	—
Project management, major works[4]	Included up to **£2,000**, then 12%	**12%** on works over £1,000	**12%** on works over £500	—

Every package includes

- ✓ **One-month cancellation policy**
- ✓ Professional photos + virtual tours
- ✓ 3-tier tenant vetting with interviews
- ✓ Professional inventory (24/7 access)
- ✓ Legal compliance review[5]
- ✓ Dedicated portfolio contact
- ✓ Accompanied viewings
- ✓ E-signed tenancy agreement
- ✓ Council + utility companies updated

Other charges (all packages)

Taking over from another agent	**Free**	Tenant's pet request + pet addendum	**£120**
Duplicating and testing keys	**£30 + cost of keys**	Redirecting post overseas	**Cost of postage**
Overseas landlord tax, with HMRC approval	**£60 a year**	Other work agreed in writing	**£60 an hour**
Overseas landlord tax, without HMRC approval	**£90 a quarter**	Help registering on the landlord database or with the ombudsman	**£30 per property + registration fees**

Monthly fees are a percentage of the gross monthly rent. Free 60-day trial: no monthly fee for the first 60 days we manage your property; the new tenancy fee still applies. [1] Plus contractor costs. [2] Requires a check-in inventory. [3] Subject to the insurer's terms. [4] 12% inc VAT (10% + VAT) of the total project cost. [5] Initial review only on Budget. [6] On Budget, the tenant pays the first month's rent and the deposit directly to you, and you protect the deposit. Our fee is one month's rent + VAT (120% of one month's rent inc VAT), minimum £720 inc VAT (£600 + VAT), payable when you accept a tenant and before the tenancy agreement is signed.

Talk to us about your property

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