



2025

服务收费清单

CHARGES
PAYABLE BY
A LANDLORD

General Version

起始日期：2025年/01月/01日

“英伦嘉，您的英伦好管家”

服务收费清单

CHARGES PAYABLE BY A LANDLORD

全托管理服务 Full-Management

12%+VAT

租赁费 Letting Fee

- 8%+VAT

1. 本费用按照租赁合同所约定总租金的8%+VAT收取，为一次性费用。
2. 此费用涵盖以下服务：寻找适合的租客、安排房屋展示、开展租客背景调查，并提供协助签署租赁合同的相关服务。
3. 一旦租赁合同正式签署，无论实际租赁期是否发生变更或提前终止，此费用均不可退还。

This fee is charged as a one-time payment at 8%+VAT of the total rent agreed upon in the tenancy agreement.

The fee covers the following services:

- Finding suitable tenants.
- Arranging property viewings.
- Conducting tenant background checks.
- Assisting with the signing of the tenancy agreement.

Once the tenancy agreement is formally signed, this fee is non-refundable, regardless of any changes to the actual rental period or early termination.

全托管理费用 Full-Management 12%+VAT

托管费 Management Fee

- 4%+VAT

1. 本费用按照实际租赁期间的租金收入的4%+VAT收取，为持续性服务费用。
2. 管理费用依据租赁协议的实际履行情况计算。例如，尽管租赁合同签订时约定租期为12个月，但若租客实际仅履行6个月的租赁义务，则管理费用仅基于这6个月的租金收入进行结算。

This fee is charged as an ongoing service fee at 4% + VAT of the actual rental income during the tenancy period.

The management fee is calculated based on the actual performance of the tenancy agreement. For example, if the tenancy agreement specifies a 12-month term but the tenant only fulfills 6 months of the lease, the management fee will only be based on the rental income for those 6 months.

空置期管理 Vacant Period 4%+VAT

空置期是指：

1. 租赁合同到期后，新租户尚未入住的间隙。
2. 因市场原因，物业未能及时出租的期间。
3. 租户中途退租导致的空置时间。

The Vacant Period refers to:

- The interval between the end of a tenancy agreement and the move-in of a new tenant.
- The time when the property remains unlet due to market conditions.
- The vacancy caused by a tenant's early termination of the lease.

房东端服务清单及收费（找到租客前）

COSTS BEFORE TENANCY STARTS

免费项目 Complimentary Services

收房及验房服务(新房) Handover&Snagging	● 全托管期免费 Free with the full management service
家具推荐, 准备, 配送, 安装 Furniture Recommendation/Preparation/Delivery/Installation	● 免费 Free
房屋精美视频图片 Property Video&Photo	● 免费 Free
专业租赁市场报告 Professional Rent Report	● 免费 Free
多渠道平台广告投放 Advertisement	● 免费 Free
租客沟通/带看 Tenant Viewing	● 免费 Free
业主反洗钱文件检查 Anti Money Laundry/Identification Checking	● 免费 Free
电器测试 Portable Appliance Test	● 免费 Free

收费项目 Services Subject to Fees

能源安全证书准备 Energy Performance Certificate (EPC) (有效期10年 a Document Valid for 10 years)	● From £150+VAT
燃气安全证书 (如有) Gas Safety Certificate (If Applicable) (有效期1年 a Document Valid for 1 year)	● From £150+VAT
电力安全安装状况报告 Electrical Installation Condition Report (EICR) (有效期3-5年 a Document Valid for 3-5 years)	● From £150+VAT
多用途房屋许可申请费 (如需) Houses in Multiple Occupation License Application Fee (If Applicable) *1	● £550+VAT
单户住宅出租许可申请费 (如需) Selective License Application Fee (If Applicable) *2	● £350+VAT

房东端服务清单及收费（找到租客后）

COSTS DURING THE TENANCY

免费项目 Complimentary Services

水电网注册 Utility Registration	● 免费 Free
市政税注册 Council Tax Registration	● 免费 Free
房屋检查 Property Inspection	● 首次免费 Free for Once
安排租期内房屋维修事宜 Maintenance Arrangement	● 免费 Free
业主收支账单 Landlord Statement	● 免费 Free
物业/地租/空置账单收取 to Collect Service Charge/ Ground Rent/Void Period Bills	● 免费 Free
物业/地租/空置账单代支付 Assist to Pay Service Charge, Ground Rent, Void Period Bills	● 免费 Free

定期发送业主账单 Landlord Statement	● 免费 Free
业主收入税文件协助准备 Annual Tax Return Documents Preparation	● 免费 Free
为业主递交中止租约 Serve Notices to Terminate a Tenancy	● 首次免费 Free for Once
租期结束前两个月开始招租 Start to Re-advertising 2-Month in Advance	● 免费 Free
押金结算 Deposit Settlement	● 免费 Free

收费项目 Services Subject to Fees

合同文书 Contract Preparation 押金保护 Deposit Protection*3 背景调查 Reference Check	● 新租客New Tenant(£350+VAT)
合同文书 Contract Preparation 押金保护 Deposit Protection 背景调查 Reference Check	<ul style="list-style-type: none"> ● 续约Renewal (£125 + VAT) ● 续约Renewal (£83.33+ VAT) ● 续约100%减免 Renewal Free
第三方专业入住检查报告 Inventory Check In	<ul style="list-style-type: none"> ● 一房 1bed £150+VAT ● 两房 2beds £160+VAT ● 三房 3beds £180+VAT
第三方专业退租检查报告 Inventory Check Out	<ul style="list-style-type: none"> ● 一房 1bed £150+VAT ● 两房 2beds £160+VAT ● 三房 3beds £180+VAT
法庭/仲裁/上庭 协助跟进 Court/Tribunal and Arbitration Appearance	● £300/time
保险索赔 Insurance Claim	● 10%+VAT
租期内转中介及押金费用 Management Take Over Including Deposit Transfer (During the Tenancy)	● £250+VAT
收房及验房服务 Handover&Snagging	● £200+VAT

房东租金保险*4

RENT INSURANCE

房东租金保险 Rent Insurance	每12个月租期 12months Tenancy
rent to £2500 per month	● £300 + VAT
rent to £5000 per month	● £420+ VAT
rent to £7500 per month	● £600+ VAT
rent to £10000 per month	● £800+ VAT

其他费用说明

ADDITIONAL COSTS

Section 21	<ul style="list-style-type: none">● 首次免费 Free for Once
紧急维修金 Urgent Maintenance Reserve	<ul style="list-style-type: none">● 漏水/漏电/其他遇突发紧急情况使用，如不预留，损失自负。● In case of an emergency situation such as water leakage, electrical failure, or any other unforeseen incidents, if no prior arrangements have been made, any resulting damages will be the responsibility of the individual.
预留物业管理费 Set Aside Property Management Fees	<ul style="list-style-type: none">● 强烈建议预留3个月物业费，避免晚交引起的罚款和诉讼。如不预留，损失自负。● It is strongly recommended to reserve three months' worth of property fees to avoid fines and legal actions caused by late payment. If no reservation is made, any resulting losses will be the responsibility of the individual.
清洁费用 Cleaning Service	<ul style="list-style-type: none">● 单间 Studio £210● 一房 1bed £230● 两房 2beds £290● 三房 3beds £410

备注说明Notes:

1. 假设您是一处多用途房屋的房东，而该住宅由来自两个以上家庭的五个或更多人承租，那么您需要申请强制性的多户住宅（HMO）许可证。此为政府强制要求项，每个市政府在申请过程中都会收取不同的费用，这只是我们在为房东提交申请时的费用。If you are a landlord of a house in multiple occupation that is shared by five or more people living in two or more households. Apply for a mandatory (HMO) license. Each council charge different fee during the application, It's just our fees while we submit the application for the landlord.

2. 单户住宅出租许可制度要求在自治区划定的特定区域内，所有私人租赁给单一家庭的住房都必须申请并获得正式的许可。不同城市的地方政府对于申请该许可证会收取不同数额的费用。我们在代表房东提交许可申请时，需缴纳的费用即属此类。Selective Licensing means that all private-rented single-household properties within a designated area of the borough are required to be licensed. Some Council Require this Each council charge different fee during the application, It's just our fees while we submit the application for the landlord.

3. 在英国租客背景调查非常重要。为避免老赖租客，LVG将委托第三方对租客提供的工作收入证明和前房东对租客的租金缴纳情况做出电话核实。然而，即使认真做好租客背景调查，仍然无法100%保证租客不拖欠租金。出现租客恶意拖欠租金的情况每年占比约2%。遭遇以上情况，我们将协助房东跟进律师警告函、法庭诉讼、追缴租金、收回房屋等流程。如果业主选择入住前不做租客背景调查，遭遇以上情况，业主将承担所有损失。In the UK, conducting tenant background checks is paramount! To mitigate the risk of dealing with defaulting tenants, LVG employs a third-party service to authenticate the tenant's income proof and to make phone enquiries about their previous rental behavior with former landlords. Despite our rigorous tenant screening processes, we cannot entirely eliminate the possibility of tenants defaulting on their rent, which accounts for about 2% of cases each year. If such unfortunate incidents occur, we stand by our landlords, aiding them with legal warning letters, court proceedings, rent recovery efforts, and the process of property repossession. However, if landlords opt not to carry out a tenant background check before the tenant's move-in, they must be prepared to shoulder all potential losses in such eventualities.

4. 月付租客仍然存在欠租风险，我们强烈建议业主购买“业主租赁保险”，一旦出险，保险公司将赔付9个月的房租损失。Despite the steady income from monthly rent payments, landlords still face the risk of rent arrears. We strongly advise landlords to consider investing in a “Landlord Rental Insurance”. Should a claim arise, the insurance company can provide compensation for up to nine months of lost rental income. It's an excellent safety net for landlords, offering protection and peace of mind.

All fees have been quoted exclusive of VAT unless otherwise stated. We reserve the right to vary the Tariff of Fees at any time.除非另有说明，上述所列费用均不包含增值税。LVG英伦嘉地产保留随时变更费用标准的权利。

“London Victoria Groups Ltd ” (LVG 英伦嘉地产) is registered in England and Wales No.13742940 and the registered office is at Spaces Victoria,25 Wilton Road,Victoria,London,SW1V 1LW.