Flatward

Your fee audit

Example with made-up figures

Prepared for **an example owner**
22 October 2026

Property
Flat 3, 12 Example Road, London

Agent
Example Lettings Ltd

Statements
1 July 2026 to 30 September 2026, scaled from 3 months to a year

Your agent, per year

£5,940

Fees and VAT

Flatward, planned flat fee

£1,788

£149 a month including VAT, rent guarantee cover planned

The difference: £4,152 a year

WHAT YOUR AGENT CHARGED, PER YEAR

Management fee	£4,500
VAT on fees	£900
Admin and statement fees	£180
Tenancy renewal fee (one-off)	£300
VAT on renewal fee (one-off)	£60
Total agent cost	**£5,940**

WORTH KNOWING

- Recurring fees come to **18.6% of the rent collected**, including VAT.
- £1,920 a year of repairs appear with no separate commission line. Worth asking your agent whether contractor invoices include any commission. Nothing is counted for it here.
- Your agreement has 2 months notice. Given today, the earliest switch date would be **22 December 2026**. Check the agreement for any fees on leaving.

TO CHECK AGAINST YOUR DOCUMENTS

- These statements cover about 3 months, so recurring fees are scaled to a year. One-off fees are counted once.
- A renewal fee was charged after 1 May 2026. Since then, tenancies in England roll on as periodic tenancies with nothing to renew, so it is worth asking your agent what this fee was for.

Want to talk it through? Reply to the email and pick a time for 15 minutes.

Flatward is in development: repairs approved from your phone inside rules you set, every quote and photo in one place.

Alex Withington
Founder, Flatward
flatward.com

An illustrative comparison based only on the documents you sent. Repairs, certificates and inventories are costs you pay either way and are not counted. Flatward is in development and not yet trading; its price and services are planned. We delete your documents when you ask, or within 90 days.