Fee Schedule

Governance of London residential property

We charge on the value under management — not on a share of rental income.

Every fee we charge is set out below. Nothing is hidden, nothing is added later, we take no markup on third-party costs, and our fee does not change when your tenancy does.

How to work with MPG

Baseline Report

A one-off assessment for owners who want to know where they stand.

£2,500 · per report

A documented assessment of where the asset actually stands, issued within 30 days. Also the first step of every Mandate — commission it on its own, and you are not charged again if you appoint us. Add £1,200 for each additional property.

Mandate

Full service. Complete care of your prime asset.

0.50% · of property value, per year

Minimum £5,500 per client and £2,500 per let property. Begins with a Baseline Report — £2,500.

Client money held in a ring-fenced account. Rent collection, contractor management, compliance and tax coordination.

Monitoring

For owners who let the property themselves, or through another agent.

£2,200 · per property, per year

Compliance calendar and deadline alerts, annual governance review, secured dataroom, notification of regulatory change, and two scheduled review calls a year. No client money, no contractor instruction, no tenant contact. Runs on information you supply, which MPG does not verify; no Baseline Report required. Available for up to two properties — above that, a Mandate applies. The Governance Credit applies to mandates only. Minimum term 12 months.

REPRESENTATIVE ENGAGEMENTS

	A £1.5m flat	A £3m house
Governance Fee, 0.50% per year	£7,500	£15,000
Baseline Report, first year only	£2,500	£2,500
First year	**£10,000**	**£17,500**
Each year thereafter	**£7,500**	**£15,000**

Where 0.50% of value falls below the minimums, the greater of £5,500 per client and £2,500 per let property applies. All figures shown are the total payable.

How to begin

1 **An introductory call**

We discuss the property, your position, and whether a mandate is the right fit. No charge.

2 **The Baseline Report**

Commissioned at £2,500 and issued within 30 days: a documented assessment of where the asset stands, with a prioritised remediation plan.

3 **The mandate begins**

Nothing further is payable to start. The Governance Fee runs from the commencement date.

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Mandate Property Governance Ltd · Company No. 17201194 · ICO ZC143143
The Property Ombudsman · Money Shield CMP No. 82509005 · TDS EW173476

Fees in detail

The Mandate

PORTFOLIO BANDING

A single property falls within the first band. Rates apply to the portion of value in each band, per year.

First £8m	0.50%
£8m – £15m	0.40%
£15m – £25m	0.35%
£25m – £50m	0.30%
Above £50m	0.25%

MINIMUM FEE

The Governance Fee is the greater of 0.50% of aggregate property value, £5,500 per client, and £2,500 per let property.

£2,500 is 0.50% of £500,000 — each let property is treated as being worth at least that much, because each carries its own compliance calendar, certificate cycle and tenancy.

VALUATION BASIS

Purchase price, or the most recent RICS Red Book valuation, whichever is later. Revalued every 3 years, instructed and paid for by the client from an agreed panel of RICS valuers — never by MPG. The fee is fixed between revaluations, and falls if the property falls in value.

ENGAGEMENT COMMITMENT & RATE DISCOUNT

12 MONTHS (MINIMUM)	24 MONTHS	36 MONTHS
Standard rate	−10%	−15%

Applied to the percentage. The minimum fee is not discounted.

BILLING

Billed monthly at one-twelfth and settled from rent as it is received. Where a void or arrears leaves insufficient rent in any month, the balance is invoiced directly, payable within 14 days.

Unchanged by tenancy turnover, voids, or rent reviews.

Non-rental and second homes

The greater of 0.25% of value, £5,500 per client, and £1,500 per property, per year.

Begins with a Baseline Report — £2,500.

Compliance calendar, insurance oversight, contractor management, periodic inspection, utilities and service charge administration, secured dataroom, structural and capital risk monitoring.

ATTENDED SERVICES

Owner visit preparation	£450 per visit
Attended time, ad hoc	£95 per hour, minimum 2 hours
Full-day attendance	£650
Third-party costs and disbursements	At cost, no markup

BILLING

Invoiced quarterly in advance. Attended services and third-party costs are invoiced monthly in arrears with receipts.

What is included, and how we are accountable

INCLUDED IN EVERY GOVERNANCE MANDATE

- Tenant sourcing, vetting and lease execution†
- Tenancy setup and documentation
- Inventory, check-in and check-out
- Tenancy renewals and rent reviews
- Deposit protection and prescribed information
- Compliance calendar and certificate renewals
- Periodic property inspections
- Zero markup on contractor works
- Pre-authorised expense limits
- Secured digital dataroom, client-owned
- Non-resident landlord tax coordination*
- No sale commission, tenant or buyer
- Correspondence in English or Chinese

Tenancy, deposit and non-resident landlord items apply where the property is let. All other items apply to rental and non-rental mandates alike.

†Marketing, viewings, referencing and tenancy documentation are carried out by MPG and included in the Governance Fee. Portal listing costs are passed through at cost.

*Coordination and review by MPG. The return is prepared and filed by a chartered accountant of your choice, at their fee.

The Governance Credit — our accountability undertaking

Where a fine or penalty is imposed on you as a direct result of our negligence, we credit you up to 12 months' Governance Fee — the lower of that sum and the amount of the penalty, including tribunal fees and the reasonable cost of challenging or correcting the failure.

No claim, no proof of loss, no dispute process. Credits are capped in aggregate at 12 months' Governance Fee in any 12-month period. Reduced to the extent a failure was caused by information, funds or authorisation not provided to us, or by acting against our written advice.

Project Services

Quoted on a case-by-case basis according to the complexity of the matter, typically £2,500 – £18,000.

Including, but not limited to: SPV and ownership structuring · cross-border tax planning · succession and estate planning · acquisition due diligence · planning and supervision of property improvement projects · disposal management · dispute and crisis handling.

All project fees are quoted and agreed in writing before any work begins.

Coordination and supervision of repairs, emergency response and statutory compliance works are included in the Governance Fee. Project fees apply only to planned works that improve, extend or upgrade the property.

Minimum term 12 months. Rolling thereafter, on 3 months' notice.