

FREE LANDLORD WORKSHEET

The true cost of property *management.*

The percentage is only half the bill. Fill in your manager's fees below to see what you really pay in a year, then compare it with any other manager, including us.

Your worksheet

Take the numbers from your management agreement or fee schedule. Use figures before GST, then add GST at the end.

LINE	HOW TO WORK IT OUT	YOUR FIGURE
A. Weekly rent	From your tenancy agreement	
B. Management fee percentage	For example 8%	
C. Management fees for a year	$A \times B \times 52$	
D. Letting fee each new tenant	Often one week's rent	
E. New tenants in a typical year	About a third of Hamilton rentals change tenant each year	
F. Letting fees for a year	$D \times E$	
G. Inspection fees for a year	Fee $\times$ inspections, if charged	
H. Tribunal and hearing fees	If charged	
I. Markup on repairs	Markup % $\times$ your yearly repair spend	
J. Other fees	Advertising, statements, admin, leaving	
K. Total for a year, before GST	$C + F + G + H + I + J$	
L. Total including GST	$K \times 1.15$	

Worked example

One rental at \$560 a week, Hamilton's median for new bonds in July 2026, collected for all 52 weeks, with one new tenant in the year.

MANAGER	MANAGEMENT FEES	LETTING FEE	YEAR, PLUS GST	YEAR, INCLUDING GST
8.25% plus a letting fee	\$2,402.40	\$560.00	\$2,962.40	\$3,406.76
6.5% plus a letting fee	\$1,892.80	\$560.00	\$2,452.80	\$2,820.72
Latus, 7.75% all included	\$2,256.80	\$0.00	\$2,256.80	\$2,595.32

Both fee structures above were published by Hamilton managers on 2 October 2026. Inspection, Tribunal and repair markups are not counted, so a real total can be higher. These are examples, not a promise of what any home will rent for.

Five questions to ask any manager

- ☐ **What is the fee in dollars on my rent, including GST?** A yearly dollar figure is easy to compare. A percentage is not.
- ☐ **Is there a letting fee, and how often is it charged?**
- ☐ **What is charged for inspections, repairs and Tribunal hearings?** This is where a low percentage often gets made up.
- ☐ **What notice do I give to leave, and is there a fee to leave?**
- ☐ **Is it all written in the agreement?** What counts is the agreement you sign, not the website.

Want the numbers for your home?

Latus charges 7.75% plus GST with finding tenants, inspections and Tribunal work included, and switching to us is free. Your tenant stays.

[Get a free rental appraisal](#)

Latus Property Group, Hamilton, New Zealand. latusproperty.co.nz. hello@latusproperty.co.nz. This worksheet is general information. Check your own agreement for the fees that apply to you.