

# Choices

	Fully Managed 10 % + VAT	Rent Collection 8% + VAT	Let Only From £350 + VAT
Management Take Over Fee	£125 + VAT	£125 + VAT	N/A
Market Appraisal	✓	✓	✓
Tenancy Set Up / Legal Paperwork	From £350 + VAT	From £350 + VAT	From £350 + VAT
Updates on Legislation/Compliance to your chosen method of contact	✓	✓	✓
Tenant find service Photography/Videography Online marketing Flag board Accompanied viewings Negotiating favourable terms	✓	✓	✓
Tenant Referencing Affordability Checks & Employment Previous Landlord References Guarantor References Right to Rent Checks	✓	✓	✓
Collection and transfer of initial funds	✓	✓	£18 + VAT
Arrangement of Legal Documentation AST Guarantor Agreement Pet addendum Resident Landlord Licence	✓	✓	✓
Any amendments to legal documents prior to tenancy	✓	£25 + VAT	£25 +VAT
Collection and protection of security deposit, registered service of Prescribed Information, deposit certificate and relevant scheme information	✓	£25 + VAT	£25 +VAT
Negotiating deductions from deposit	✓	£25 per hr	£25 per hr
Deposit dispute via deposit protection arbitration	✓	£25 per hr	£25 per hr
Completion of statutory declaration	✓	£60 + VAT	£60 +VAT
Documented service of gas safety certificate, EPC and latest How to Rent Guide	✓	✓	✓
Additional key cutting	£15 inc VAT + Key Cost	£15 inc VAT + Key Cost	£15 inc VAT + Key Cost
Transfer of utility responsibility	✓	£25 + VAT	£25 + VAT
Access to online landlord portal	✓	✓	N/A

	Fully Managed	Rent Collect	Let Only
Full check in at property Photographic Report Tenant Welcome Pack Documented CO Alarm Check Document Smoke Alarm Check Meter Readings recorded and passed to utility companies Tenancy set up/Legal paperwork	Varies on the size of the property	Varies on the size of the property	Varies on the size of the property
Collection of monthly rent with statement of account	✓	✓	N/A
Chasing of rental arrears	✓	N/A	N/A
Annual Rent Reviews	✓	✓	N/A
Service of Section 13 (rent increase) notice	£60 + VAT	£60 + VAT	£60 + VAT
Renewal of fixed term contracts	✓	£60 + VAT	£60 + VAT
Service of Section 8 Eviction Notice	✓	£125 + VAT	£125 + VAT
Service of Section 21 Eviction Notice	✓	£125 + VAT	£125 + VAT
Use of 24/7 emergency maintenance line	✓	N/A	N/A
Assistance with maintenance issues using our contractors or your own	✓	N/A	N/A
6-monthly property visit	✓	N/A	N/A
Additional requested property visits	£45 + VAT	£45 + VAT	£45 + VAT
Meeting contractors at property with keys if required	✓	N/A	N/A
Empty property caretaking agreement (weekly visit to check property, collect post etc)	£32.50 + VAT per visit	£32.50 + VAT per visit	N/A
Full check out of tenants Photographic Report Documents CO and Smoke Alarm check Meter readings recorded	✓	£130 + VAT	£130 + VAT

Professional Inventory		
Size of Property	Unfurnished (+ Vat)	Furnished (+ Vat)
1 Bedroom	£125	£180
2 Bedroom	£125	£180
3 Bedroom	£125	£180
4 Bedroom	£155	£205
5 Bedroom	£180	£230

Compliance and Safety Checks	
	Cost (+ VAT)
Energy Performance Certificate	£85
Gas Safety Certificate (Annual)	£85
Gas Boiler Service (Annual)	£75 (variable)
Portable Appliance Testing Certificates (Annual)	Variable dependant upon amount required for testing
Carbon Monoxide / Smoke Alarm	£70
Electrical Inspection Condition Report	Starts at £125 - varies dependant upon property size