

Service	Fully Managed 12% + VAT	Let Only
Initial set up fee	70% First month's rent Minimum £450 + VAT	80% first month's rent Minimum £500+ VAT
Monthly Management fee	12% + VAT	N/A
Property Marketing and tenancy set up (all prices are subject to VAT @ 20%)		
Advertising on Zoopla, APC Website	√	√
Property match to registered applicants	√	√
To let board (if permitted)	√	√
Accompanied viewings (where applicable)	√	√
Negotiation of tenancy with tenant(s)	√	√
Tenants credit check and referencing	√	√
Execution of tenancy agreement and related documents	√	√
Schedule of condition/inventory	√	POA (from £100)
Notify utilities and council tax	√	√
Set up standing order	√	√
Arrange safety certificates(certificates charged separately)	√	√
Deposit scheme registration	√	£25
Documentation relating to Deregulation Act	√	√
Right to rent checks	√	√
Safety and Compliance		
Gas cert valid for one year	£75	£75
Electrical report (Valid for five years)	POA	POA
Smoke detector (each) supply and fit	POA	POA
Carbon Monoxide detector (each) supply and fit	POA	POA
EPC(valid for 10 Years)	£80	£80

Ongoing Service

Receive rent and transfer to landlord	√	N/A
Monthly statement	√	N/A
Scheduling repairs with our in-house team	√	N/A
Property inspection after initial 3 months	√	£60
Property inspection every 6 months there after	√	£60
Property Inspection every 12 months there after		£60
Service of Section 21- two months' notice to vacate	√	£90
Service of section 13 – notice to increase rent on periodic tenancy	√	£90
Service of section 47 – change of ownership	£25	£90
Check out at end of tenancy	√	£120
Deposit dispute	√	N/A
Deposit transfer fee (failure to provide deposit scheme Id within 10 days	√	£150
Additional property inspections	£60	£60
Service of section 8 notice	£90	£90
Tenancy renewal if required/requested	√	£100
Copy document /statement (single)	£30	N/A
Annual statement if required	√	N/A
Termination of full management	1 Month's rent	1 Month's Rent

Other Benefits

Client Money Protection	√	Required by landlord
Property Redress Scheme	√	Required by landlord
Data Protection registration and compliance	√	Required by landlord