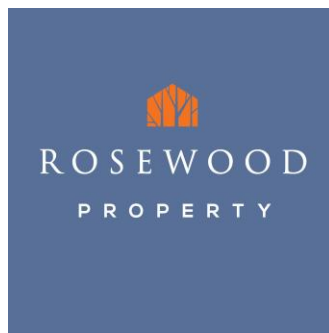


Service <i>All Fees are Inclusive of VAT</i>	Fully Managed	Rent Collection	Tenant Find Only
Monthly Fee	14.4%	9%	Nil
Set Up Fee Per New Tenancy	£450	£450	6% of Annual Rent
Valuation – marketing appraisal, compliance advice	✓	✓	✓
Marketing – in house photos and marketing on portals and website	✓	✓	✓
Viewings – accompanied viewings	✓	✓	✓
Tenant liaison and negotiation	✓	✓	✓
Tenancy Preparation – creation and execution of tenancy	✓	✓	✓
1 st Months' rent collection	✓	✓	✓
Referencing (max 2 tenants) – including Right to Rent and Sanction Checks (£75 per extra tenant)	✓	✓	✓
Property Inventory & Schedule of Condition	✓	✓	X
Collection of damage deposit	✓	✓	X
Move In & smoke & carbon detector testing on Day 1	✓	✓	X
Registering of damage deposit – with approved scheme	✓	✓	X
Transfer utilities & Council tax to tenants	✓	✓	X
Continued monthly rent collection	✓	✓	X
Monthly income statements	✓	✓	X
Agree annual rent increase with Landlord	✓	✓	X
Issue section 13 – rent increase notice	✓	✓	X
Arrange repairs and maintenance	✓	X	X
24/7 Out of Hours cover (not including cost of external contractors)	✓	X	X
Property Inspections – 2 per year	✓	X	X
Move out inspection & deposit return negotiation	✓	X	X
Compliance organisation & updates	✓	X	X
Key holding service	✓	X	X
Rent Guarantee plus legal expenses	2% of the monthly rent	2% of the monthly rent	2% of the monthly rent



Additional list of services in addition to our standard standard services
(some of these are included in the Fully Managed Package*):

All Fees are Inclusive of VAT

Collect and Registering Damage Deposit *	£120
Property Inventory & Schedule of Condition* 1 bed £150 - 2 bed £160 - 3 bed £180 – 4 bed £220 – 5 bed £240 – 6 bed £270	£150-£270 (1-6 bed)
Property Inspections*	£90
Move out report*	£250
Key holding service *	£60
Void Property Service per month	£90
Quarterly or Annual Statement of Account	£36
Issue Section 13 rent increase notice *	£120
Smoke & carbon detector testing on Day 1*	£36
HMO Alarm Testing (each visit)*	£36
Project Management Works (over £1000 = 6% of value of work)	6%
Hourly Rate*	£120
Cancellation fee after referencing & tenancy draft, before signing	£500
Section 8 notice	POA
EPC	£150
Floorplan	POA

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