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<b>BRONZE:</b> Tenant Find Only - Preparing particulars, advertising, conducting viewings, reference and credit checks, preparing and completion of tenancy agreement and associated documents	75% of first month's rent inc VAT	Landlord
<b>SILVER:</b> Tenant Find and Management - As above plus protecting tenancy deposit, rent collection and inventory	75% of first month's rent inc VAT 12% of monthly rent inc VAT	Landlord
<b>GOLD:</b> Tenant Find and Management - As above plus protecting tenancy deposit, rent collection, inventory, rent guarantee insurance and legal expenses cover	75% of first month's rent inc VAT 15% of monthly rent inc VAT	Landlord
<b>Management Only:</b> Management during existing tenancy	12% of monthly rent inc VAT	Landlord
<b>Marketing Only:</b> Preparing and advertising the property particulars and forwarding tenant enquiries to the landlord	£360 for up to 3 months advertising inc VAT	Landlord
Energy Performance Certificate (up to 3 bedroom property)	£78 inc VAT per property	Landlord
Gas safety check (up to 2 appliances)	£78 inc VAT per property	Landlord
Electrical safety check (recommended every 5 years. Up to a3-bedroom property)	£235 inc VAT per property	Landlord
Preparation of tenancy agreement only	£180 inc VAT per agreement	Landlord
Inventory preparation only	£180 inc VAT per property	Landlord
Inventory mid-term inspection	£45 inc VAT per property	Landlord
Check-in (Bronze service)	£105 inc VAT per property	Landlord
Check-out (Bronze service)	£105 inc VAT per property	Landlord
Additional inspections (in addition to routine inspections under Management service)	£66 inc VAT per visit	Landlord
Additional site visits	£66 inc VAT per visit	Landlord
Tenancy renewal fee (negotiating and documenting renewal)	£150 inc VAT	Landlord

**SILVER:** Tenant find & Management (protecting tenancy deposit, rent collection and inventory. Management of repairs)

**GOLD:** Tenant find & Management (as above plus protecting tenancy deposit, rent collection, inventory, management of repairs, RENT GUARANTEE INSURANCE AND LEGAL EXPENSES COVER)

Summary of services	Bronze	Silver	Gold
Rental valuation & market appraisal			
Marketing photos			
Property board			
Properties marketed on all leading portals			
Accompanied viewings with lettings negotiator			
Tenant referencing to include: <ul style="list-style-type: none"> <li>• Credit check</li> <li>• ID check</li> <li>• Income check</li> <li>• Residential check</li> </ul>			
Tenancy documents			
Rent collection			
Monthly rent statements via email & landlord login			
Check-in property inventory			
Maintenance management			
Tenancy notices			
Arranging landlord compliance certificates (Gas/EICR)			
Utility switch			
Deposit protection with the Deposit protection scheme (DPS)			
End of tenancy checkout report			
Managing & resolving deposit disputes			
6 monthly mid-term inspection reports			
3 monthly mid-term inspection reports			
Rent protection insurance (see overleaf for details)			