

Lettings & Management

Fees & Services



<div> <div>✓</div> <div>Key Included</div> </div> <div> <div>❖</div> <div>Additional Cost</div> </div>	<div> <div>Tenant Find</div> <div>10% + VAT</div> <div>(12% inc VAT)</div> <div>of first 6</div> <div>months rent –</div> <div>Subject to</div> <div>minimum Fee of</div> <div>£600 inc VAT</div> </div>	<div> <div>Rent</div> <div>Collection</div> <div>8% + VAT</div> <div>(9.6% inc VAT)</div> <div>(£300 inc VAT</div> <div>set-up fee)</div> </div>	<div> <div>Full</div> <div>Management</div> <div>10% + VAT</div> <div>(12% inc VAT)</div> <div>(£300 inc VAT set-</div> <div>up fee)</div> </div>	<div> <div>Premier</div> <div>15% + VAT</div> <div>(18% inc VAT)</div> <div>(180 inc VAT</div> <div>set-up fee)</div> </div>
Rental appraisal and full consultation	✓	✓	✓	✓
Photograph and advertise property on major property websites including Rightmove	✓	✓	✓	✓
Arrange an Energy Performance Certificate	❖	❖	❖	✓
Accompanied viewings	✓	✓	✓	✓
Comprehensive vetting of applicants	✓	✓	✓	✓
Preparation of appropriate Tenancy Agreements	✓	✓	✓	✓
Arrange a detailed inventory and schedule of condition	❖	❖	❖	✓
Arrange gas and electrical safety certificates	❖	❖	❖	❖
Collect first months rent and deposit	✓	✓	✓	✓
Registration of the tenant's deposit with deposit scheme	❖	✓	✓	✓
Receipt of monthly rents and issue monthly statements		✓	✓	✓
Proactive approach to rent arrears		✓	✓	✓
Annual income and expense report		✓	✓	✓
Preparation of any legal notices			✓	✓
Regular property inspections and reporting			✓	✓
Attend to any repairs and general maintenance matters			✓	✓
Obtain quotations for any improvements/major works			✓	✓
Arrange for renewal of any applicable safety certificates			✓	✓
Negotiate tenancy extensions, rent increases & terminations	❖	✓	✓	✓
Be the tenants first point of contact for any issues			✓	✓
Arrange for a check-out to be undertaken			❖	❖
Organise any cleaning/repairs and negotiate deductions from the tenant's deposit			✓	✓
Rent indemnity & legal expenses insurance*				✓

*Excess and payment limit applies

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Additional Costs:

Inventory/Schedule of Condition inc. accompanied Check-In (Completed by Independent Third Party)		
Number of Bedrooms	Unfurnished	Part Furnished/Unfurnished
Studio	£108 inc VAT	Subject to 30% Surcharge
1 Bedroom	£120 inc VAT	
2 Bedroom	£144 inc VAT	
3 Bedroom	£140 inc VAT	
4 Bedroom	£160 inc VAT	
5 Bedroom	£POA	

Other Fees	
Item	Fee
Gas Safety Certificate	£90 inc VAT
Gas Safety including Boiler Service	£114 inc VAT
Electrical Safety Certificate	From £136 inc VAT
Energy Performance Certificate	£132 inc VAT (1/2 Beds) 150 inc VAT (3+ Beds)
Deposit Protection Setup (Tenant Find Only)	£48 inc VAT
Deposit Dispute Administration Charge	£90 inc VAT
Renewal Fee – (Tenant Find Only)	£114 inc VAT
Check Out Report – up to 2 Bedrooms	£90 inc VAT
Check Out Report – 3+ Bedrooms	£114 inc VAT

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