

LANDLORD SERVICES & FEES

	Fully Managed	Let & Collect	Tenant Find
Set up fee	£300	£300	£600
Percentage of monthly rental income	12%	9%	NA
Services to Include			
Visit property to provide rent valuation	Yes	Yes	Yes
Marketing and photography	Yes	Yes	Yes
Escorted prospective tenant viewings of property	Yes	Yes	Yes
Referencing and Right to Rent checks	Yes	Yes	Yes
Collect and remit first month's rent	Yes	Yes	Yes
Advise Landlords with safety checks	Yes	Yes	Yes
Collect and lodge the Deposit	Yes	Yes	-
Obtain meter readings at check in	Yes	Yes	-
Inform Local Authority of new Tenancy	Yes	Yes	-
Monthly rent process and statement	Yes	Yes	-
Arrangement of safety certification	Yes	Yes	-
Undertake regular property inspections	Yes	-	-
Negotiate the renewal of the tenancy	Yes	-	-
Provide regular rent reviews	Yes	-	-
Arrange repairs and maintenance	Yes	-	-
Approve and pay invoices	Yes	-	-
Negotiate the return of the Deposit	Yes	-	-
Undertake End of Tenancy Inspection	Yes	-	-
Optional Extra Fees			
Gas Safety Certificate (GSC)	£102		
Energy Performance Certificate (EPC)	£102		
Electrical Safety Certificate (EICR) - property size dependent	£140 to £240		
Inventory	£132		
Smoke Alarm (supply & fit battery operated)	£60		
CO ² Alarm (supply & fit battery operated)	£60		
Rent Protection Warranty	Additional 2.5%		

All fees include VAT at 20%