

Fees TO LANDLORDS

TENANT INTRODUCTION

6% including VAT for a years rental income per tenancy

Tenancy set up fees: £325 including VAT per tenancy

FULLY MANAGED

10.2% of monthly rent including VAT

Tenancy set up fees: £325 including VAT per tenancy

FURTHER SERVICES

Please note that some of the following costs are mandatory and must be carried out by law before the tenancy commences, we shall advise you appropriately.

Annual Gas Safety Certificate	£60.00
Energy Performance Certificate	£75.00
Electric Installation Condition Report	As per contractor Invoice cost depends on size of the property
Portable Appliance Testing	£50.00 for 5 appliances
Legionella Risk Assessment	As per contractor Invoice cost depends on size of the property
Installing Carbon Monoxide Alarms	£60.00 + the cost of the unit
Installing Smoke Alarms	£60.00 + the cost of the unit
Inventory & Check In	£138.00
Inventory & Check out	£138.00
Deposit Dispute Negotiations	£200.00
Renewal Of Contracts	£60.00
Deposit Registration	Included
Court Attendance	£180.00 per day
Requested Additional Property Visits	£60.00

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LEVELS OF SERVICE

	TENANT INTRODUCTION	FULLY MANAGED
Valuation and marketing strategies Photographs, option of drone photography, advertising boards where possible, viewings, etc	✓	✓
Referencing ID checks, Right-to-Rent check, financial credit checks, references from current or previous employer, landlord, etc.	✓	✓
Contract negotiation Amending and agreeing terms	✓	✓
Annual property inspection Compilation of a report with photography	£60	✓
Administration of maintenance, arranging access and processing invoices		✓
Collection and transfer of initial months rent	✓	✓
Demand, collection and transfer of monthly rent		✓
Hold keys throughout the tenancy		✓
Annual deposit registration		✓
Tenancy agreement preparation and all associated Deregulation paperwork	✓	✓
Dealing with general enquiries during the tenancy		✓
Coin meter collection		✓
Limited Tax Advise We strongly recommend to also consult a Tax accountant	✓	✓
Legal updates during tenancy		✓
Advise and quotations required for property upgrades during tenancy		✓
Court paperwork and attendance Further service fees apply		✓
HMO Management		✓
Arrangement for renewal of appropriate legal documents to include EPC, Gas Certificate, ECIR, PATs		✓