

	Let Only	Rent Collection	Essential Management	VIP Platinum Management
Price per month*	N/A	10%* (8.33% +VAT)	12%* (10% + VAT)	16%* (13.33% + VAT)
Tenant find & move-in (see overleaf for what's included)	£675	£525	£475	£399
Rent Protection & Eviction Warranty	X	X	£35 per month	£25 per month
Tenant referencing (including sanctions checks)	£65 Up to 2 tenants (£20 per extra tenant)	£65 Up to 2 tenants (£20 per extra tenant)	✓ (up to 2 people)	✓ (unlimited)
Designated property manager	✓	✓	✓	✓
Unfurnished move-in inventory	From £120	From £120	✓	✓
Furnished move-in inventory	From £168	From £168	From £48	✓
Monthly rent collection	X	✓	✓	✓
Monthly rent statement	X	✓	✓	✓
Landlord payment app	X	✓	✓	✓
Landlord Street App	X	✓	✓	✓
Rent arrears chasing (Up to 2 phone calls & 2 letters)	X	✓	✓	✓
Compliance updates	X	✓	✓	✓
Gas, Legionnaires & Electric safety reminders	X	✓	✓	✓
Immigration Right to Rent renewal	X	✓	✓	✓
Property inspections	X	£84	2 inspections p/a	✓
Dealing with maintenance issues	X	X	✓	✓
Out of hours emergency call answering	X	X	✓	✓
Rent increase (inc. negotiation and service of section 13)	X	£96	£72	✓
Annual portfolio review meeting	X	£120	£60	✓
Deposit dispute service (Inc. getting a solicitor to sign a stat dec where applicable)	X	£160	£120	✓
Serving Section 21	X	£120	£96	✓
Handling a 'Rent & Evictions' claim on landlords behalf	X	X	£120	✓
Re-let fee for subsequent tenancies	£675	£525	£375	£325
Out of hours hourly rate	X	X	£50 (p/h)	£50 (p/h)
Checkout report	X	X	£96	✓

\*Commission fees are subject to a minimum fee of £65 for rent collection; £80 for essential management; £95 for platinum management.

## Included in the 'Tenant Find & Move-in':

- Landlord ID, sanctions and proof of ownership checks
- Accompanied Viewings
- Proactive and knowledgeable team with a dedicated property manager
- Negotiation of tenancy
- Advertised online on Rightmove, Zoopla, On The Market, Prime location and more
- Advertised on our intuitive website
- 24 hour enquiries online – never miss a prospective tenant
- 2D & 3D floorplans
- Promoted in the windows of our offices
- 1<sup>st</sup> month's rent collection
- Initial statement
- Option to upgrade to management
- Assured shorthold tenancy agreement
- Prescribed information relating to the deposit
- Utility notification
- Tenant compliance pack
- Deposit collection and submission to the TDS
- Subscription to our newsletter and Whatsapp group

<b>Landlords Gas Safety Certificate <sup>1</sup></b>	<b>Each £79.00</b>	<b>Gas Safety &amp; Boiler Service £119.00</b>	<b>All 3</b>
<b>Boiler Service</b>		<b>Gas Safety &amp; Legionnaires £139.00</b>	<b>£169.00 (save £68)</b>
<b>Legionnaires Disease Risk Assessment<sup>2</sup></b>			
<b>Energy Performance Certificate<sup>3</sup></b>	<b>£100.00 (inc. VAT)</b>		
<b>Overseas Landlord Tax Deduction Admin Fee</b>	<b>£15.00 per month</b> (If NRL Form is not completed)		