

	Let Only	Compliance & Rent Collection	Essential Management	VIP Platinum Management
Price Per Month*	N/A	8%* (6.67% +VAT)	12%* (10% + VAT)	16%* (13.33% + VAT)
Tenant Find & Move-In (see overleaf for what's included)	£650	£499	£449	£399
Rent protection & Eviction Warranty	X	X	£250 per annum/ £24 per month	HALF PRICE
Tenant Referencing	£60 up to 2 tenants (£20 per extra tenant)	£60 Up to 2 tenants (£20 per extra tenant)	✓ (up to 2 people)	✓ (unlimited)
Designated Property Manager	✓	✓	✓	✓
Unfurnished 'Move-In' Inventory	£84	£84	✓	✓
Furnished 'Move-In' Inventory	£132	£132	£48	✓
Monthly Rent Collection	X	✓	✓	✓
Monthly Rent Statement	X	✓	✓	✓
Landlord Payment 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 with Access to 'Fixflo'	X	X	✓	✓
Out of Hours Emergency Call Answering	X	X	✓	✓
Annual Portfolio Review Meeting	X	X	✓	✓
Rent Increase	X	£60	£60	✓
Tenancy Renewal	X	£60	£60	✓
Move Out Inventory	X	£84	£84	✓
Deposit dispute service (Inc. getting a solicitor to sign a stat dec where applicable)	X	£84	£84	✓
Serving Section 21	X	£60	£60	✓
Handling a 'Rent & Evictions' claim on landlords behalf	X	X	£120	✓
Re-Let Fee for subsequent tenancies	£650	£499	£349	£299

\*Subject to a minimum fee of £55 for rent collection; £70 for essential management; £85 for platinum management.

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

- Accompanied viewings
- Proactive and Knowledgeable Team
- Negotiation of Tenancy
- Advertised Online on Rightmove, Zoopla, On The Market, Prime Location and More
- Advertised on the Absolute Website
- 24 Hour Phone Answering – Never miss a prospective tenant!
- Full Colour Floorplans
- Promoted in the Windows of our Town Centre Offices
- 1<sup>st</sup> Month's Rent Collection
- Initial Statement
- Option to Upgrade to Tenant Find & Move-In
- Tenancy Agreement
- Prescribed Information Relating to Deposit
- Utility Notification
- Issue Tenants with Full Compliance Pack & Information
- Deposit Collection & Submission
- Subscription to our monthly newsletter
- Option to Upgrade to Fully Managed

<b>Landlords Gas Safety Certificate <sup>1</sup></b>	<b>Each</b>  <b>£79.00</b>	<b>Gas Safety &amp; Boiler Service</b> <b>£119.00</b>	<b>All 3</b>
<b>Boiler Service</b>		<b>Gas Safety &amp; Legionnaires</b> <b>£139.00</b>	<b>£169.00</b> <b>(save £68)</b>
<b>Legionnaires Disease Risk Assessment<sup>2</sup></b>			
<b>Energy Performance Certificate<sup>3</sup></b>	<b>£100.00</b> (Direct to supplier) No vat		
<b>Overseas Landlord Tax Deduction Admin Fee</b>	<b>£15.00 per month (If NRL Form is not completed)</b>		