

Management Fee

	All Inclusive 18% inc. Vat	Managed + 15% inc. Vat	Managed 13% inc. Vat	Rent Collect 11% inc. Vat
Rent Guarantee	Included	Included	N/A	N/A
Referencing & Right to Rent Check- up to two tenants	Included	£120.00	£120.00	£120.00
Over 2 tenants - per tenant	Included	£60.00	£60.00	£60.00
Guarantor & Deed of Guarantor	Included	£90.00	£90.00	£90.00
Tenancy Agreement	Included	£120.00	£120.00	£120.00
Deposit Protection Scheme	Included	£43.20	£43.20	£43.20
Gas Safety Certificate & Service (GSC)	Included	£102.00	£102.00	£102.00
Boiler Service	£48.00	£48.00	£48.00	£48.00
Energy Performance Certificate (EPC)	Included	£99.00	£99.00	£99.00
Electrical Installation Condition Report (EICR)				
< 3 beds	£150.00	£150.00	£150.00	£150.00
> 4 beds	£180.00	£180.00	£180.00	£180.00
Inventory Creation, Check In & Check Out	Included	See below	See below	See below
Re-negotiation of Rent & Renewal of Tenancy Agreement	Included	£120.00	£120.00	£120.00
Serving Section 21 Notice	Included	£120.00	£120.00	£150.00
Deposit Return Negotiation	Included	Included	Included	£120.00
Arbitration Form Submission	Included	£100.00	£100.00	£100.00
Overseas Landlord	Included	£60.00	£60.00	£60.00
Tax Return / Annual Statement	Included	Included	Included	£30.00
Posted Statements	Included	£30.00	£30.00	£30.00
Court Attendance	£600.00	£600.00	£600.00	£600.00
Additional Property Inspection	£90.00	£90.00	£90.00	£90.00
Site Visit with Contractor *	Included	£60.00	£60.00	£60.00
Oversee refurbishments **	10%	10%	10%	10%
Emergency Gas Safety Certificate (within 48 hours of due date)	£152.00	£152.00	£152.00	£152.00
Keys Cut (plus Key cost)	£15.00	£15.00	£15.00	£15.00
Supply & Install Co Detectors (battery unit) ***	£60.00	£60.00	£60.00	£60.00
Supply & Install Smoke Detectors (battery unit) ***	£60.00	£60.00	£60.00	£60.00
Legionnaires Disease Test	POA	POA	POA	POA

* Attend with Contractor - £60 for first hour - thereafter x 30 mins

** Subject to a minimum value of works of £500

*** Smoke Detectors & Carbon Monoxide - 2nd or more £30 inc. VAT

Inventory Information

Property Size	Inventory Cost inc. VAT
Studio	£210.00
One bedroom	£234.00
Two bedroom	£264.00
Three bedroom	£282.00
Four bedroom	£312.00
Five bedroom	£372.00

**** All inventory costs include the creation, check in and check out appointments.