

	Managed	Rent Collect	Let Only
Management Fee	14.4% inc. Vat	12% inc. Vat	One months rent + VAT
Tenancy set up fee[†] (Full details below on what this includes)	£600.00	£600.00	Included
Rent Guarantee	2% +VAT (minimum £30)	2% +VAT (minimum £30)	N/A
Gas Safety Certificate & Service (GSC) – Annually, legal requirement	£125.00	£125.00	£125.00
Boiler Service – Annually if required	£80.00	£80.00	£80.00
Energy Performance Certificate (EPC) – Every 10 years, legal requirement	£120.00	£120.00	£120.00
Electrical Installation Condition Report (EICR) – Every 5 years, legal requirement	Subject to quote	Subject to quote	Subject to quote
Inventory Creation, Check In & Check Out	See below	See below	See below
Re-negotiation of Rent & Renewal of Tenancy Agreement	£150.00	£150.00	£150.00
Serving Section Notices (e.g. 21)	£120.00	£120.00	£120.00
Deposit Return Negotiation	Included	£120.00	£120.00
Arbitration Form Submission	£150.00	£150.00	£150.00
Tax Return / Annual Statement	Included	Included	Included
Posted Statements	£30.00	£30.00	£30.00
Court Attendance	£600.00	£600.00	£600.00
Additional Property Inspection	£90.00	£90.00	£90.00
Site Visit with Contractor *	£60.00	£60.00	£60.00
Oversee refurbishments **	10%	10%	10%
Keys Cut (plus Key cost)	£15.00	£15.00	£15.00
Supply & Install Co Detectors (battery unit) ***	£60.00	£60.00	£60.00
Supply & Install Smoke Detectors (battery unit) ***	£60.00	£60.00	£60.00
Legionnaires Disease Test (Advisory)	£120.00	£120.00	£120.00
PAT Test (Advisory)	£120.00	£120.00	£120.00

* 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

[†]Tenancy set up fee include:

- Marketing, videos, detailed floorplans and virtual tour which are also shared on Instagram and Facebook and added to our website and Rightmove and Zoopla and on the Guild of Property Professionals portal and screen in London. Ensuring all the legal requirements for safety certification are met including Gas Safety, EPC and EICR, notify utility companies with change of tenancy and meter readings.
- Accompanied viewings and open house viewings, negotiation of offers and presented to the Landlord, tenancy progression, drawing up legal paperwork and obtaining Right to Rent checks (Tenancy Agreement) with Third Party referencing, booking of inventory, collection of move in monies, deposit registration, check smoke alarms are working and in date.

Inventory Information

Property Size	Inventory Cost inc. VAT	EICR Cost
Studio	£210.00	£160.00
One bedroom	£234.00	£170.00
Two bedroom	£264.00	£190.00
Three bedroom	£282.00	£230.00
Four bedroom	£312.00	£250.00
Five bedroom	£372.00	£300.00

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