

Fees and Services



	Tenant Find 90% of the rent inc vat, minimum fee £600 (inc vat)	Fully Managed 12% of rent (inc. vat), set up fee 60% inc vat of monthly rent
Advice as to market rent. Advertising and Marketing for property. Listing on Rightmove, Zoopla our website, social media and our database. Assess application forms, full reference prospective tenants (including credit check and Right to Rent checks).	✓	✓
Accompanied viewings if required	✓	✓
Prepare the APT & supporting documentation	✓	✓
Advice on Rent Arrears and pursuit of non-payments	✓	✓
Ongoing Tenancy Management	-	✓
Deposit collection and register in approved scheme. Issue compliance paperwork.	-	✓
Conduct biannual inspections	-	✓
Rent Increase Negotiations Issue of Section 13	-	✓
Arrange routine repairs and instruct approved contractors	-	✓
Check-Outs & End of Tenancy Inspection	-	✓

Other Fees

Sale to a tenant	-	1.5% of Sale Price
Smoke Detector / CO Alarm - purchase and install	-	£80
Deposit Protection	-	£50
Take over existing managed property	-	No Arrears: £295 With Arrears £495
Hourly Rate	-	£60
Overseeing works outside of Tenancy	-	10% of invoiced works
Comprehensive Photographic Inventory	From £100	£100
Property Certification & Compliance certificates	EPC - £95 Gas safety - £96 Gas Safety & Service - £140 EICR - £208	EPC - £95 Gas safety - £96 Gas Safety & Service - £140 EICR - £208