

# Landlord Management Packages and charges



	Let Only	Compliance Advice & Rent Collection	Gold management	Platinum management
<b>Price Per month</b> All fees quoted include VAT Initial set up includes all highlighted in beige	N/A	8% (6.67 Plus VAT) Min Fee £75	12%* (10% Plus VAT) *Min Fee £96	16%* (13.3% Plus VAT) *Min Fee £132
<b>Initial set up fee</b>	£640	£490	£415	£365
<b>Lettings Marketing review &amp; valuation</b>				
<b>Tenancy Agreement with convenient and secure digital legal document signing.</b>				
<b>Property Compliance Advice</b>				
<b>Digital photographs, video, floor plan, property portals, social media</b>				
<b>To let Board</b>				
<b>Accompanied Viewings and feedback</b>				
<b>Remote property viewing available</b>				
<b>24/7 Tenant enquiry screening process.</b>				
<b>Fully compliant tenant application processing with audit trail</b>				
<b>Paperless landlord and tenant compliance onboarding</b>				
<b>Independent produced Digital photographic inventory</b>	1-3 beds £182 4 plus beds £207	1-3 beds £182 4 plus beds £207		
<b>24/7 portal Fast track Tenant referencing including Right to rent check</b>	£35 per person	£35 per person	 Up to 2 people	 Unlimited
<b>Annual Deposit registration TDS (Insured protected scheme)</b>	£30	£30	£30	

Post tenancy services	Let Only	Compliance Advice & Rent Collection	Gold management	Platinum management
24/7 Maintenance reporting system	X	X		
Out of hours emergency contractor response	X	X		
Gas Safety, Legionnaires & Electrical Safety Reminders	X			
Monthly rent collection and Landlord statement	X			
Chartered accountant client monies Audit				
Property inspections with photographs and report	£150	£120		
Rent review	£180	£150	£120	
Annual income and expenditure report (when requested)	X	£30		
Rent arrears chasing (up to 3 phone calls and 3 letters)	X			
Rent guarantee and legal expenses service	X	£36pcm	£36pcm	
Check out inspection report	1-3 beds £182 4 plus beds £207	1-3 beds £182 4 plus beds £207	1-3 beds £182 4 plus beds £207	
Serving Legal Notices	£180	£120	£120	
Legionnaires Disease Risk Assessment	£96	£96	£96	£96
EPC	£120	£120	£120	£120

**Additional or extraordinary Fees to Landlords (quoted inclusive of VAT) and applicable if not included above.**

- Landlord management & tenancy transfer exit fee applicable whilst contracted: Equivalent of 6 months management charges subject to minimum fee of £720.
- Preparation and submission of documents required for TDS (Tenancy Deposit scheme) adjudication: Managed £260, Tenant Find £450
- Court attendance fee: £100 first hour or part thereof then £60/hour. Plus, travel expenses.
- Administration charge applicable if an offer of tenancy is withdrawn by the Landlord once referencing has commenced: £480
- Non-standard payment to landlord bank account: Cost plus £12
- Hourly charge for miscellaneous works not covered above: £60
- Agreed fee payable if the Landlord cancels contract during and after the statutory allowed 14 days: £480
- Evictions support when instructing solicitors or insurance claim £480
- Admin Only Service to include referencing, Tenancy Compliance, Tenancy Agreement and inventory - £700. Deposit Registration charged Annually.