

Letting service options	Tenant find / Let only	Rent collection	Managed
Market Appraisal	✓	✓	✓
Marketing of the property including to let board	✓	✓	✓
Accompanied viewings	✓	✓	✓
Pre tenancy			
Take up references of tenants	✓	✓	✓
Collect rent in advance and deposit	✓	✓	✓
Prepare of inventory (photographic & digital)including meter readings	✓	✓	✓
Preparation of tenancy agreement and related docs & conduct move in	✓	✓	✓
Lodge deposit with Deposit protection service			✓
Transfer the deposit to the landlord	✓	✓	
Maintenance			
Instruct / Obtain quotes from contractors (per contractor)	£25.00	£25.00	✓
Annual gas certification (arrangement only not certification)	£25.00	£25.00	✓
Electrical appliance PAT test (arrangement only not certification) if instructed	£25.00	£25.00	✓
Electrical safety inspection (arrangement only not certification)	£25.00	£25.00	✓
Property inspections (location radius restriction applies)	£125.00	£125.00	✓
Financial Statements			
Preparation of financial statement annually		✓	✓
Set up standing order with tenant		✓	✓
End of tenancy			
Notice to quit	£125.00	£125.00	£75.00
Move out attendance and inventory check out	£125.00	£125.00	£50.00
Preparation of documents in the case of a deposit dispute		£75.00	£75.00
Guarantor agreement / deed preparation	£125.00	£125.00	£125.00
Additional inspections (per inspection)			£75.00
Legionella Risk assessment (payable direct to contractor)	£55.00	£55.00	£55.00
Rent increase notice / letter	n/a	n/a	£35.00
Advertising Only – Includes Pictures and right up for internet advertising , to let board and accompanied viewings.			

Summary of standard Landlord fee's 2024

Advertise only — £295.00 - additional £55.00 per tenant if refencing is required

Let Only - First months rent e.g. £500 pcm, our fee is £500.00

Managed - £100.00 less than the first months rent and 10% fully managed

Rent collection - £100.00 less than the first months rent and 5% of the monthly rent

No Let No Fee

Please contact a member of staff for tailored package prices and competitive fee's

We will endeavour to beat any other agents commission