<u>Service</u> <u>Let Only 3</u> <u>Fully Managed</u> <u>Weeks + VAT</u> <u>10% + VAT</u>

Ricorplan and Detailed Particulars Created / / / Marketing on Willmott & Lake website, Rightmove and our Social Media channel / / / Fully accompanied viewings / / / Right to Rent compliance check on prospective tenant / / / Move in process reviewed and handled by a dedicated move in and compliance expert / / / Right to Rent compliance check on prospective tenant / / / Move in process reviewed and handled by a dedicated move in and compliance expert / / / Full tenant referencing, including detailed credit, employment, income and Landlord references / / / Full tenant referencing, including detailed credit, employment, income and Landlord references / / / Frepare and provide all legal documentation including tenancy agreement / / / Collect first months (cleared funds) rent in advance / / / Collect first months (cleared funds) rent in advance / / / Collect first months (cleared funds) rent in advance / / / Attend move in appointment to meet tenant and hand over keys / / / Attend move in appointment to meet tenant and hand over keys / / / Attend move in appointment to meet tenant and hand over keys / / / Attend the property continually meets all current and future legislative changes Ensure property continually meets all current and future legislative changes Ensure Landlord and Property comply with existing 125* legislative pieces relating to Residential * / / Provide tenant with banker's standing order for rental payments * / / Property within UK (ongoing) Arrange annual gas safety checks / / / Collect rent monthly, held in a protected cilent account * / / Negotiate a renewal at the end of a fixed term K	<u>Service</u>	Weeks + VAI	10% + VAI
Marketing on Willhort & Lake website, Rightmove and our Social Media channel / / / Fully accompanied viewings / / / Right to Rent compliance check on prospective tenant / / / Whowe in process reviewed and handled by a dedicated move in and compliance expert / / / Full tenant referencing, including detailed credit, employment, income and Landlord references / / / Full tenant referencing, including detailed credit, employment, income and Landlord references / / / Full tenant referencing, including detailed credit, employment, income and Landlord references / / / Forest and provide all legal documentation including tenancy agreement / / / Arrange for third party inventory and end of tenancy check out report (additional cost) / / / Collect first months (cleared funds) rent in advance / / / Atrange FPC Certificate (additional cost) Atrange FPC Certificate (additional cost) / / / / Arrange FPC Certificate (additional cost) / / / Provide tenant with banker's standing order for rental payments Ensure property continually meets all current and future legislative changes Ensure Landlord and Property comply with existing 125+ legislative pieces relating to Residential / / Forest tenant monthy, held in a protected client account / / / Provide HIRC compliant statements / / / Chase late rental payments implementing a strict process including early alerts to the Landlord / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of a fixed term / / / Negotiste a renewal at the end of	Professional Marketing Photographs	/	1
Fully accompanied viewings / / / Right to Rent compliance check on prospective tenant / / / Right to Rent compliance check on prospective tenant / / / Right to Rent compliance check on prospective tenant / / / Right to Rent compliance check on prospective tenant / / / Right to Rent compliance check on prospective tenant / / / Right to Rent compliance check on prospective tenant / / / Right to Rent compliance check on prospective tenant / / / Right to Rent compliance check on the service of the service check of the servic	Floorplan and Detailed Particulars Created	1	1
Right to Rent compliance check on prospective tenant / / / Move in process reviewed and handled by a dedicated move in and compliance expert / / Full tenant referencing, including detailed credit, employment, income and Landlord references / / Frepare and provide all legal documentation including tenancy agreement / / Arrange for third party inventory and end of tenancy check out report (additional cost) / / Collect first months (cleared funds) rent in advance / / Attend move in appointment to meet tenant and hand over keys / / Attend move in appointment to meet tenant and hand over keys / / Arrange EPC Certificate (additional cost) / / Arrange EPC Certificate (additional cost) / / Arrange SPC Certificate (additional cost) / / Arrange SPC Certificate (additional cost) / / Provide tenant with banker's standing order for rental payments * Ensure property continually meets all current and future legislative changes * Esure property continually meets all current and future legislative changes * Educate and advise on new legislative changes * Educate and advise	Marketing on Willmott & Lake website, Rightmove and our Social Media channel	1	1
Move in process reviewed and handled by a dedicated move in and compliance expert / Pill tenant referencing, including detailed credit, employment, income and Landlord references / Prepare and provide all legal documentation including tenancy agreement / Arrange for third party inventory and end of tenancy check out report (additional cost) / Collect first months (cleared funds) rent in advance Attend move in appointment to meet tenant and hand over keys Arrange EPC Certificate (additional cost) / Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years of knowledge and experience within the industry # Access to over 15 years ove	Fully accompanied viewings	1	1
Full tenant referencing, including detailed credit, employment, income and Landlord references / / / Prepare and provide all legal documentation including tenancy agreement / / / Arrange for third party inventory and end of tenancy check out report (additional cost) / Collect first months (cleared funds) rent in advance / Collect first months (cleared funds) rent in advance / Attend move in appointment to meet tenant and hand over keys / Arrange EPC Certificate (additional cost) / Arrange EPC Certificate (additional cost) / Access to over 15 years of knowledge and experience within the industry * * / * Provide tenant with banker's standing order for rental payments * * / * * Provide tenant with banker's standing order for rental payments * * / * * * * / * * * * * / * * * * *	Right to Rent compliance check on prospective tenant	1	1
Prepare and provide all legal documentation including tenancy agreement /	Move in process reviewed and handled by a dedicated move in and compliance expert	1	1
Arrange for third party inventory and end of tenancy check out report (additional cost) Attend move in appointment to meet tenant and hand over keys Arrange EPC Cortificate (additional cost) Arcess to over 15 years of knowledge and experience within the industry X Arcess to over 15 years of knowledge and experience within the industry X Arcess to over 15 years of knowledge and experience within the industry X Ensure property continually meets all current and future legislative changes X Are Educate and advise on new legislative changes X Arrange and Property comply with existing 125+ legislative pieces relating to Residential X Arrange annual gas safety checks X Arrange and in a protected client account X Arrange and menwal at the end of a fixed term X Arrange and menwal at the end of a fixed term X Arrange and manage all emergency work on behalf of Landlord X Arrange and manage all emergency work Arrange and manage all emergency work on behalf of Landlord X Arrange and manage all emergency work Arrange and manage all emergency work on behalf of Landlord X Arrange and manage all emergency work Arrange and menage and photographs from said inspections. X Arrange and menage and photographs from said inspections. X Arrange and menage and photographs from said inspections. X Arrange and menage and emergency work Arrange and menage and emergency work	Full tenant referencing, including detailed credit, employment, income and Landlord references	/	1
Collect first months (cleared funds) rent in advance Attend move in appointment to meet tenant and hand over keys Arrange EPC Cortificate (additional cost) Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience within the industry X Access to over 15 years of knowledge and experience with access	Prepare and provide all legal documentation including tenancy agreement	/	1
Attend move in appointment to meet tenant and hand over keys Arrange EPC Certificate (additional cost) Access to over 15 years of knowledge and experience within the industry ** ** ** ** ** ** ** ** **	Arrange for third party inventory and end of tenancy check out report (additional cost)	/	1
Arrange EPC Certificate (additional cost) Access to over 15 years of knowledge and experience within the industry ** ** ** ** ** ** ** ** **	Collect first months (cleared funds) rent in advance	/	1
Access to over 15 years of knowledge and experience within the industry Access to over 15 years of knowledge and experience within the industry Frovide tenant with banker's standing order for rental payments Ensure property continually meets all current and future legislative changes Educate and advise on new legislative changes Educate and advise on new legislative changes Ensure Landlord and Property comply with existing 125+ legislative pieces relating to Residential Property within UK (ongoing) Arrange annual gas safety checks Collect rent monthly, held in a protected client account ** Collect rent monthly, held in a protected client account ** Collect rent monthly, held in a protected client account ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments in plementing a strict process including early alerts to the Landlord ** Chase late rental payments in plementing a strict process including early alerts to the Landlord ** Chase late rental payments in plementing a strict process including early alerts to the Landlord **	Attend move in appointment to meet tenant and hand over keys	/	1
Provide tenant with banker's standing order for rental payments Ensure property continually meets all current and future legislative changes Educate and advise on new legislative changes Ensure Landlord and Property comply with existing 125+ legislative pieces relating to Residential Property within UK (ongoing) Arrange annual gas safety checks Collect rent monthly, held in a protected client account ** Collect rent monthly, held in a protected client account ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Wegotiate a renewal at the end of a fixed term ** Manage all issues of repair, maintenance and remedial work Obtain quotes from contractors on behalf of Landlord for approval Deal with all out of hours emergency work on behalf of Landlord ** Arrange and manage all emergency work Carry out regular property inspections ** Attend end of tenancy check out. ** Serve S.21 notice to regain property possession, liaise with legal teams if necessary. ** According to the contractors on behalf of the Landlord if a deposit dispute is taken to tribunal ** According to the contractors on the contractors on the contractors on behalf of the Landlord if a deposit dispute is taken to tribunal ** According to the contractors on the co	Arrange EPC Certificate (additional cost)	/	1
Ensure property continually meets all current and future legislative changes Educate and advise on new legislative changes Ensure Landlord and Property comply with existing 125+ legislative pieces relating to Residential Property within UK (ngoling) Arrange annual gas safety checks Collect rent monthly, held in a protected client account Provide HMRC compliant statements Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Manage all issues of repair, maintenance and remedial work Chase late renewal at the end of a fixed term ** Arrange numbers of repair, maintenance and remedial work Chase late renewal at the end of a fixed term ** Arrange all issues of repair, maintenance and remedial work Chase late renewal at the end of a fixed term ** Arrange and manage all emergency work on behalf of Landlord for approval Early out regular property inspections ** Attend end of tenancy check out. ** Attend end of tenancy check out. ** Attend end of tenancy check out. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line with relevant legislation if required. ** Areange in line line line line line line line	Access to over 15 years of knowledge and experience within the industry	*	✓
Educate and advise on new legislative changes Ensure Landlord and Property comply with existing 125+ legislative pieces relating to Residential * /* Property within UK (ongoing) Arrange annual gas safety checks * /* Collect rent monthly, held in a protected client account * Provide HMRC compliant statements * /* Chase late rental payments implementing a strict process including early alerts to the Landlord * Negotiate a renewal at the end of a fixed term * Manage all issues of repair, maintenance and remedial work Chain quotes from contractors on behalf of Landlord for approval Deal with all out of hours emergency work on behalf of Landlord Arrange and manage all emergency work Carry out regular property inspections Send Landlord updates and photographs from said inspections. Attend end of tenancy check out. Serve S.21 notice to regain property possession, liaise with legal teams if necessary. Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal * /* Arrange and investment opportunities	Provide tenant with banker's standing order for rental payments	*	1
Ensure Landlord and Property comply with existing 125+ legislative pieces relating to Residential Property within UK (ongoing) ** Collect rent monthly, held in a protected client account ** Collect rent monthly, held in a protected client account ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase payments implements * Chase payments implementing a strict process including early alerts to the Landlord ** Chase payments implementing a strict process including alerts to the Landlord ** Chase payments implementing alerts to the Landlord * Chase payments implementing a strict process including alerts to the Landlord * Chase payments implementing a strict process including alerts to the Landlord * Chase payments implements Chase payments implements Ch	Ensure property continually meets all current and future legislative changes	*	✓
Property within UK (ongoing) Arrange annual gas safety checks Collect rent monthly, held in a protected client account ** Collect rent monthly, held in a protected client account ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** Negotiate a renewal at the end of a fixed term ** Manage all issues of repair, maintenance and remedial work Obtain quotes from contractors on behalf of Landlord for approval ** Collect rental payments implementing a strict process including early alerts to the Landlord ** ** ** ** ** ** ** ** **	Educate and advise on new legislative changes	×	1
Collect rent monthly, held in a protected client account ** /* Provide HMRC compliant statements ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** ** Chase late rental payments implementing a strict process including early alerts to the Landlord ** ** ** ** ** ** ** ** **	Ensure Landlord and Property comply with existing 125+ legislative pieces relating to Residential Property within UK (ongoing)	*	✓
Provide HMRC compliant statements Chase late rental payments implementing a strict process including early alerts to the Landlord *	Arrange annual gas safety checks	×	1
Chase late rental payments implementing a strict process including early alerts to the Landlord *	Collect rent monthly, held in a protected client account	×	1
Negotiate a renewal at the end of a fixed term ** Manage all issues of repair, maintenance and remedial work Obtain quotes from contractors on behalf of Landlord for approval Deal with all out of hours emergency work on behalf of Landlord ** Arrange and manage all emergency work Carry out regular property inspections ** ** ** ** ** ** ** ** **	Provide HMRC compliant statements	*	1
Manage all issues of repair, maintenance and remedial work Obtain quotes from contractors on behalf of Landlord for approval Peal with all out of hours emergency work on behalf of Landlord Arrange and manage all emergency work Carry out regular property inspections Send Landlord updates and photographs from said inspections. Attend end of tenancy check out. Serve S.21 notice to regain property possession, liaise with legal teams if necessary. Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities	Chase late rental payments implementing a strict process including early alerts to the Landlord	×	1
Obtain quotes from contractors on behalf of Landlord for approval Peal with all out of hours emergency work on behalf of Landlord ** Arrange and manage all emergency work Carry out regular property inspections ** ** ** ** ** ** ** ** **	Negotiate a renewal at the end of a fixed term	×	1
Deal with all out of hours emergency work on behalf of Landlord Arrange and manage all emergency work Carry out regular property inspections Send Landlord updates and photographs from said inspections. Attend end of tenancy check out. Serve S.21 notice to regain property possession, liaise with legal teams if necessary. Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities	Manage all issues of repair, maintenance and remedial work	×	1
Arrange and manage all emergency work Carry out regular property inspections * Send Landlord updates and photographs from said inspections. Attend end of tenancy check out. Serve S.21 notice to regain property possession, liaise with legal teams if necessary. Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities *	Obtain quotes from contractors on behalf of Landlord for approval	×	1
Carry out regular property inspections Send Landlord updates and photographs from said inspections. Attend end of tenancy check out. Serve S.21 notice to regain property possession, liaise with legal teams if necessary. Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities *	Deal with all out of hours emergency work on behalf of Landlord	×	1
Send Landlord updates and photographs from said inspections. Attend end of tenancy check out. Serve S.21 notice to regain property possession, liaise with legal teams if necessary. Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities *	Arrange and manage all emergency work	*	1
Attend end of tenancy check out. Serve S.21 notice to regain property possession, liaise with legal teams if necessary. Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities *	Carry out regular property inspections	*	1
Serve S.21 notice to regain property possession, liaise with legal teams if necessary. * Serve S.8 notice inline with relevant legislation if required. * Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities * * * * * * * * * * * * *	Send Landlord updates and photographs from said inspections.	*	1
Serve S.8 notice inline with relevant legislation if required. Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities * /	Attend end of tenancy check out.	*	✓
Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal Early notification of investment opportunities * /	Serve S.21 notice to regain property possession, liaise with legal teams if necessary.	*	1
Early notification of investment opportunities *	Serve S.8 notice inline with relevant legislation if required.	*	·
	Representation by Willmott & Lake on behalf of the Landlord if a deposit dispute is taken to tribunal	*	1
Register deposit with approved government redress scheme *	Early notification of investment opportunities	*	1
	Register deposit with approved government redress scheme	*	· ·

