

NON MANAGED FULLY MANAGED

Market appraisal	(90% of first months rent)	(12% of monthly rent)	(14.4% of monthly rent)
Market appraisal	,		,
	/	✓	
Provide guidance on compliance and arrange where necessary (fees for compliance certificates will apply)		/	J
Advise on improvements to property	√	✓	1
To let board erected outside of the property	✓	/	1
Professional photography, floorplans, virtual tour	✓	/	1
Market the property online (Rightmove, Zoopla, On The Market, Social Media and our website)	✓	/	/
Accompanied viewings	✓	√	√
ind suitable tenants	✓	/	/
Facilitate comprehensive referencing checks	✓	/	/
Arrange pre-tenancy cleaning	/	✓	✓
Compile tenancy agreement	✓	✓	/
Advise on non-residential tax status and HMRC (if relevant)	✓	✓	√
Collect first months rent and deposit	✓	✓	/
egister deposit with tenancy deposit protection scheme	✓	✓	✓
leduct pre-tenancy invoices from rent	J	✓	✓
leduct invoices during tenancy and pay contractors	×	✓	✓
lemand, collect and remit monthly rent	×	✓	/
ursue non-payment of rent and provide advice on rent arrears	×	✓	/
Quarterly Inspections with maintenance advice and reports	×	✓	/
rovide tenants with an emergency out of hours phoneline	×	✓	√
rrange necessary repairs/maintenance and instruct approved contractors with landlords approval on quotes	×	✓	/
lold keys throughout tenancy	×	✓	√
nsure compliance is kept up to date throughout the tenancy	×	/	/
onduct inventory	£180 - £300 (bedroom dependent)	£180-£300 (bedroom dependent)	✓
Conduct final inspection	£180 - £300 (bedroom dependent)	£180-£300 (bedroom dependent)	✓
Organising additional sets of keys	£30	✓	✓
ost tenancy dilapidations reporting and negotiations with the tenant/s	£120	✓	✓
erving section 21 notice	£120	✓	/
nnual rent review + serving section 13 notice	£120	✓	✓
erving section 8 notice	£120	✓	1
enancy setup fee	N/A	£300	/
ddendums to tenancy agreement during tenancy	×	£42	/
ent protection insurance (Subject to change)	×	£34.80 per month	£34.80 per month
Annual tax statement for tax return	£30	✓	✓
nitial arrangement fee	N/A	N/A	£210
All prices include VAT			