

Easthaus

Service Level	Fully Managed	Let & Rent Collect	Letting Only	Managed Only
Payable	Monthly	Monthly	Upfront	Monthly
Fee (incl. VAT)*	15.0%	10.8%	9.6%	6%
Arrangement Fee	£192.00	£192.00	£192.00	£300.00**

*Charges are inclusive of VAT and are based on a minimum tenancy term of 12 months.

*The level of service stated only includes the items denoted with an X, no other service is included within that level. Additional services may involve additional charges.

*Our Managed Only service has a minimum fee payable of £180.00 per month (incl. VAT) for a minimum of 12 months.

**The Arrangement Fee for our Managed Only service is higher than other services to account for the additional administrative work involved in taking over a tenant and/or tenancy that Easthaus have not sourced initially.

	Fully Managed	Let & Rent Collect	Letting Only	Managed Only
Marketing				
Professional photography & floorplan	x	x	x	
Wide-reaching marketing	x	x	x	
Accompanied viewings	x	x	x	
Feedback and updates	x	x	x	
Sourcing your tenant	x	x	x	
Tenancy Progression				
Third-party referencing	x	x	x	x
Right to rent	x	x	x	x
Tenancy agreement	x	x	x	x
Paperless legal process	x	x	x	x
Arranging professional cleaning	x			x
Arranging certificates & compliance	x			x
Arranging inventory and check-in report				x
Tenancy				
Negotiate tenancy extensions & rent increases	x	x	x	x
Deposit registration	x	x	x	x
Rent collection	x	x		x
Advice on rent arrears	x	x		x
Monthly and annual financial statements	x	x		x
Arrangement of outgoings	x			x
Tenancy protection insurance***	x			
Management				
Fees paid monthly	x	x		x
First point of contact	x			x
Repairs and maintenance	x			x
Vetted contractors	x			x
24-hour emergency service	x			x
Key holding service	x			x
Interim property inspections	x			x
Checkout management	x			x
Deposit deduction advice	x			x
Project management available	x			

***Tenancy Protection Insurance can only be provided where a tenant has passed referencing with a reputable referencing provider. If you choose to accept a tenant that has not passed such referencing, insurance cannot be provided. Where the cost of insurance is included within our service (e.g. within our Fully Managed Service), no discount will be offered if your tenant does not qualify for Tenancy Protections Insurance.

Inventory/Check In OR Checkout Service provided by third-party, price is based on the size of the property and may vary.	
Studio	£150.00
1 Bedroom	£165.00
2 Bedroom	£180.00
3 Bedroom	£195.00
4 Bedroom	£210.00
5+ Bedrooms	Quote required
Arranging and Serving a Notice (Fully Managed service only)	
Section 13 Notice	£60.00
Section 21 Notice	£60.00
Section 8 Notice	£60.00
Certificates and Compliance Services provided by third-parties, meaning prices may vary depending on individual properties.	
Gas safety certificate	from £96.00
Energy performance certificate	from £110.00
Install smoke and/or carbon monoxide alarms (when carried out at the same time as gas safety certificate)	from £45.00
PAT testing (landlord appliances only)	from £120.00
Electrical installation condition report (EICR)	from £180.00
Testing smoke detector and report (when carried out at the same time as EICR or PAT test)	from £30.00
Testing carbon monoxide detector and report (when carried out with EICR or PAT test)	from £30.00
Legionella test	from £120.00
Local Authority Licensing This service will allow for Easthaus' time in collating and completing the required licence application form for you.	
Selective licence	£180.00 + local authority licence cost
Additional HMO licence	£234.00 + local authority licence cost
Mandatory HMO licence	£234.00 + local authority licence cost
Tenancy Protection Service This service will protect you against unpaid rent and offer legal representation to recover your property. This service is available subject to the successful pass and approval of your tenant(s) references.	
Rent up to £1,500.00/month	£50.00/month
Rent from £1,500.01 to £2,500.00/month	£60.00/month
Rent from £2,500.01 to £3,000.00/month	£75.00/month
Rent from £3,000/month+	3.95% of the rent, payable monthly

Further Potential Charges	
Tenancy amendment/addendum administration	£150.00
Deposit registration	Free
Statutory declaration	£60.00
Insurance claims	£96.00/hour
Attending court	£96.00/hour
Administration charge for tax retention and completion of the documentation required by the Centre for Non-Residents (if applicable).	£150.00/quarter
Attending the property	£60.00 per visit or per hour if we are required to attend the property to allow access for a contractor to carry out works or while the property is unoccupied - subject to availability.
Assistance with protracted deposit negotiations	£120.00 per hour (First four hours free, Fully Managed service only)
Making a payment outside of the UK	£60.00 per payment
Key cutting service	£30.00 plus cost of keys. This is to cover Easthaus' time in getting keys cut and checking that they work. Sourcing replacement fobs or specialised security keys may incur additional third-party costs.
Arranging works over £6,000.00 (incl. VAT)	12% (10%+VAT) Easthaus will levy a charge of 12% on the full cost of any works that exceed £4,200.00 (inclusive of VAT) in value.
Taking over management	7.2% (6%+VAT) Where tenants are not introduced by Easthaus we will charge the above rate, payable monthly for the duration of the tenancy term (minimum term twelve months).
Sale of property to tenants	1.2% (1%+VAT) of the agreed sale price (see terms for further details).
All prices and percentages are inclusive of VAT at the prevailing rate at the time of printing.	



