

1. CORE SERVICES

Let Only

A simple tenant-find service for landlords who manage the tenancy themselves.

| Fee | Ex VAT | Inc VAT |
|--|------------------------------|---------|
| Let Only Fee | 10% of the first year's rent | 12% |
| Tenancy Start-Up Package – Admin (TSU) | £315 | £378 |

Let & Collect

Our flagship service. Lower upfront cost, ongoing rent collection, and full compliance support.

| Fee | Ex VAT | Inc VAT |
|--|--------|---------|
| Upfront Fee | 5% | 6% |
| Monthly Fee | 5% | 6% |
| Tenancy Start-Up Package – Admin (TSU) | £315 | £378 |

Fully Managed - Balanced Plan

Low upfront cost with full management, inspections, maintenance, and 24/7 support.

| Fee | Ex VAT | Inc VAT |
|--|--------|---------|
| Upfront Fee | 5% | 6% |
| Monthly Management Fee | 10% | 12% |
| Tenancy Start-Up Package – Admin (TSU) | £315 | £378 |

Fully Managed - Value Plan

Higher upfront, lower monthly. Ideal for long-term landlords wanting predictable costs.

| Fee | Ex VAT | Inc VAT |
|--|--------|---------|
| Upfront Fee | 8% | 9.6% |
| Monthly Management Fee | 8% | 9.6% |
| Tenancy Start-Up Package – Admin (TSU) | £315 | £378 |

2. TENANCY START-UP PACKAGE (TSU)

Mandatory for all services Includes:

Full independent referencing
Tenancy agreement
Prescribed information
Compliance pack

Right-to-Rent checks
Deposit registration (MyDeposits)
Independent Inventory & check-in
Move-in coordination

| Fee | Ex VAT | Inc VAT |
|--|--------|---------|
| Tenancy Start-Up Package – Admin (TSU) | £315 | £378 |

3. OPTIONAL SERVICES & ADDITIONAL CHARGES

| Optional Services & Additional Charges | Ex VAT | Inc VAT |
|--|--------|---------|
| Change of Sharer (Managed) | £315 | £378 |
| Change of Sharer (Non-Managed) | £400 | £480 |
| Deposit Dispute (Non-Managed) | £250 | £300 |
| Section 8 Notice Service | £200 | £240 |
| Court / Tribunal Attendance (per day/part day) | £400 | £480 |
| Additional Property Inspection | £90 | £108 |
| Key Cutting Admin + Keys | £25 | £30 |
| NRL Quarterly Tax Submission | £65 | £78 |
| NRL Annual Statement | £30 | £36 |
| Annual Income & Expenditure Statement | £75 | £90 |
| Waiting at Property (per hour) | £100 | £120 |
| Project Management of Works (over £1,000) | 10% | 12% |
| Pre-Let Works Management | 10% | 12% |
| Insurance Claim Handling | 10% | 12% |
| Management Takeover Fee | £300 | £360 |
| Sale to Tenant / Third Party (intro fee)* | 1.5% | 1.8% |
| Early Termination Fee (tenant in situ) | £500 | £600 |

(* Of the eventual sale price plus, subject to a minimum fee of £5,000 plus VAT)

4. COMPLIANCE SERVICES

| Compliance Item | Ex VAT | Inc VAT |
|-----------------------------------|--------|---------|
| EPC | £90 | £108 |
| Gas Safety Certificate | £100 | £120 |
| PAT Testing (up to 20 appliances) | £100 | £120 |
| Legionella Risk Assessment | £100 | £120 |
| Fire Risk Assessment | £150 | £180 |

5. NOTES & LEGAL INFORMATION

- VAT at 20% applies to all fees
- TSU is mandatory for all tenancies
- No renewal fees (rolling tenancies only)
- All services comply with current tenancy law
- Member of CMP & redress scheme 'MyDeposits'