

Landlord Service Options & Fees



Service Options	HMO Management	Fee inc VAT	Fully Managed	Fee inc VAT	Managed (No Repairs)	Fee inc VAT	Tenant Find	Fee inc VAT
<b>Letting fee</b>	Collected at move in	£300	Collected at move in	£390	Collected at move in	£390	Collected at move in	90% of agreed monthly rent
<b>Monthly management fee</b>	Charged monthly	14%	Charged monthly	12%	Charged monthly	11%	Not included	
Preparation & marketing	Included		Included		Included		Included	
Marketing package	Included		Included		Included		Included	
Board erection	Included		Included		Included		Included	
Accompanied viewings	Included		Included		Included		Included	
Legal & regulatory advice	Included		Included		Included		Included	
<b>Securing a tenant</b>								
Tenancy application	Included		Included		Included		Included	
Tenant referencing	Fees Apply	£60	Fees Apply	£60	Fees Apply	£60	Included	
Tenancy negotiation	Included		Included		Included		Included	
Tenancy holding deposit	Included		Included		Included		Included	
Tenancy security deposit	Included		Included		Included		Not included	
Preparation of tenancy agreement	Included		Included		Included		Included	
Preparation of prescribed information	Included		Included		Included		Included	
<b>Tenant Move In</b>								
Inventory 1-2 beds	Fees Apply	£150	Fees Apply	£150	Fees Apply	£150	Fees Apply	£150
Inventory 3-4 beds	Fees Apply	£180	Fees Apply	£180	Fees Apply	£180	Fees Apply	£180
Inventory 5+ beds	Fees Apply	£225	Fees Apply	£225	Fees Apply	£225	Fees Apply	£225
Setting up standing order for rent payment	Included		Included		Included		Not included	
Property check in	Included		Included		Included		Not included	
Utility administration	Included		Included		Included		Not included	
<b>Tenancy Management</b>								
Collecting rent	Included		Included		Included		Not included	
Chasing arrears	Included		Included		Included		Not included	
Periodic inspections	Fees Apply		Fees Apply		Fees Apply		Not included	
Arranging maintenance works	Included		Included		Not included		Not included	
Paying contractors	Included		Included		Not included		Not included	
Compliance	Included		Included		Included		Not included	
Annual rent review	Included		Included		Included		Not included	
Annual Tax statements	Fees Apply	£90	Fees Apply	£90	Fees Apply	£90	Not included	
Fixed term tenancy renewal	Fees Apply	£108	Fees Apply	£108	Fees Apply	£108	Not included	
Issuing notices	Fees Apply	£108	Fees Apply	£108	Fees Apply	£108	Fees Apply	£108
Tenancy check out inspection	Fees Apply	£114	Fees Apply	£114	Fees Apply	£114	Fees Apply	£114
<b>Additional Products &amp; Services</b>								
Rent Guarantee	Fees Apply	POA	Fees Apply	POA	Fees Apply	POA	Not included	
Property Refurbishment over £1000	Fees Apply	12% of cost	Fees Apply	12% of cost	Fees Apply	12% of cost	Not included	
Empty Property Visits	Fees Apply	£48	Fees Apply	£48	Fees Apply	£48	Not included	
Ad hoc inspections	Fees Apply	£48	Fees Apply	£48	Fees Apply	£48	Not included	