

Service breakdown

	Let only	Rent collect	Rent collect +	Managed	Managed +
Fee	First Months' Rent (Inc. VAT)	10% + VAT (12%)	13% + VAT (15.6%)	12% + VAT (14.4%)	15% + VAT (18%)
Set Up Fee	£300 Inc. VAT	£300 Inc. VAT	✓	£300 Inc. VAT	✓
ARLA Propertymark Tenancy Agreement	✓	✓	✓	✓	✓
Tenant Referencing	✓	✓	✓	✓	✓
Right to rent checks	✓	✓	✓	✓	✓
Deposit Registration	£40 Inc. VAT	✓	✓	✓	✓
Tenancy renewal charge	£180 Inc. VAT	£180 Inc. VAT	✓	£180 Inc. VAT	✓
Contract Negotiation	✓	✓	✓	✓	✓
Property compliance check	✓	✓	✓	✓	✓
Section 21 fee	£180 Inc. VAT	£180 Inc. VAT	✓	£180 Inc. VAT	✓
Arrange an independent inventory check-in/ check-out (plus cost of report)	✓	✓	✓	✓	✓
Collect rent for duration of tenancy		✓	✓	✓	✓
Provide monthly rent statements		✓	✓	✓	✓
Pursue non-payment of rent and provide advice		✓	✓	✓	✓
Rent Guarantee Insurance			✓		✓
Property Inspections with photographic report	£90 Inc. VAT	£60 Inc. VAT	£60 Inc. VAT	✓	✓
Mange the property and arrange repairs with approved contractors				✓	✓
Negotiate dilapidation claim from security deposit at the end of tenancy				✓	✓
Hold keys for duration of tenancy				✓	✓

Marketing

Professional photography	✓	✓	✓	✓	✓
Virtual Walkthrough Tour	✓	✓	✓	✓	✓
Floorplan	✓	✓	✓	✓	✓
Property Brochures	✓	✓	✓	✓	✓
Rightmove, Zoopla & On the Market	✓	✓	✓	✓	✓
Kingshills .co.uk	✓	✓	✓		✓
Social Media Introduction			✓		✓
Accompanied Viewings	✓	✓	✓	✓	✓
Virtual Viewings	✓	✓	✓	✓	✓

*Additional Fees

(All Services)

Gas Safety Certificate	£85 Inc. VAT
EPC	POA
Electrical Installation Condition Report	POA
Portable Appliance Test	POA
Legionella Risk Assessment	£84 Inc. VAT
Inventory and Check In	POA
Check Out Report	POA
Smoke Alarm	£36 Inc. VAT per alarm
Carbon Monoxide Alarm	£48 Inc VAT per alarm
Non-resident landlord tax submission	£36 Inc. VAT per tax submission
Court Attendance	£300 Inc. VAT plus disbursements
Rent Guarantee Insurance	£300 Inc VAT & IPT



Whether you are a tenant or a landlord, **trust us** to support your journey at every step of the way.



exceptional service **as standard.**

kingshills.co.uk

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