

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	£360 Inc. VAT	£360 Inc. VAT	✓	£360 Inc. VAT	✓
ARLA Propertymark Tenancy Agreement	✓	✓	✓	✓	✓
Tenant Referencing	✓	✓	✓	✓	✓
Right to rent checks	✓	✓	✓	✓	✓
Deposit Registration	£48 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	✓
Section 13 notice	£120 Inc. VAT	£120 Inc. VAT	✓	£120 Inc. VAT	✓
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	✓	✓
Manage 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
EPC	POA
Electrical Installation Condition Report	POA
Portable Appliance Test	POA
Legionella Risk Assessment	£120 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 on rents under £2,500 per month	£324 Inc VAT
Rent Guarantee Insurance on rents over £2,500 per month	£432 Inc VAT



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](https://www.kingshills.co.uk)

C2D Comet Studios | De Havilland Court | Amersham | Buckinghamshire | HP7 0PX

t. 01494 939868 | e. lettings@kingshills.co.uk

Registered address: Loakes Place | 30 High Street | High Wycombe | HP10 2AG
Company number: 12435430 | Vat number: 342213640

