



## Landlord Services & Fees

Our lettings services are designed to give you the choice, control and support you need, whether you are a hands on landlord or you prefer a fully managed, hands off experience.

### Service Overview

Service	Let Only	Rent Collection	Fully Managed
Set Up Fee	3 weeks rent plus vat	3 weeks rent plus vat	3 weeks rent plus vat
Monthly Fee	None	9% inc VAT (7.5% + VAT)	12% inc VAT (10% + VAT)

### What Is Included Marketing & Tenant Find

Service	Let Only	Rent Collection	Fully Managed
Professional photography & video, Floorplan	✓	✓	✓
Marketing on main portals & social media	✓	✓	✓
Accompanied viewings	✓	✓	✓
References and credit checks	✓	✓	✓
Pre tenancy paperwork	✓	✓	✓

### Rent & Tenancy Management

Service	Let Only	Rent Collection	Fully Managed
Rent collection and monthly statements		✓	✓
Everyday rent payments*		✓	✓
Handling end of tenancy deductions and deposit disputes**		✓	✓
Serving of notices		✓	✓
Rent increase negotiations		✓	✓

### Full Management Services

Service	Let Only	Rent Collection	Fully Managed
Inventory and condition report			✓
Organising legal certificates***			✓
Maintenance handling			✓
Two inspections per annum			✓
Rent protection and legal expense cover (renewed annually)			✓

\*paid on the calendar date tenancy begins, subject to cleared funds. \*\*prior to arbitration.

\*\*\*eg - gas safe certificate, EICR, EPC etc - Landlord responsible for costs of certificates.

## **Add On Services**

Available individually if not included within your chosen package:

Inventory and condition report from £130 (dependent on property size)

EPC £120

Property inspection £90

Rent increase negotiations £90

Legal certificates (EICR etc) from £78

End of tenancy check out report by independent clerk from £130 (dependent on property size) Rent protection and legal expense cover £30 per month

All prices include VAT at the prevailing rate unless otherwise stated.