

FULLY MANAGED

10% of the monthly rent incl VAT

RENT COLLECTION

7% of the monthly rent incl VAT

TENANT FIND

£675 inc of Vat or 50% of the first month rent + VAT (whichever is the greater)

HMO:

3 bedrooms: £1000 inc of VAT
4 & 5 bedrooms: £1200 inc of VAT
6 & 7 bedrooms: £1400 inc of VAT
8 and above bedrooms: £1600 inc of VAT

Prepare property for success			
Property inspection, legal compliance and meter readings	✓	✓	✓
Photography and marketing online and in branch	✓	✓	✓
Accompanied viewings	✓	✓	✓
Branded client experience	✓	✓	✓
Checking in the right tenant			
Full tenant referencing with credit checks	✓	✓	✓ *
Tenant agreement signed (and guarantor if required)	✓	✓	✓
Tenancy deposit (collection, registration and release) and first months rent collection	✓	✓	✓ *
First months owners statement	✓	✓	✓
During the tenancy			
Monthly rent collection and arrears management	✓	✓	
Monthly rent allocation and distribution	✓	✓	
Monthly owner statements payment of invoices	✓	✓	
Guaranteed rent protection (free first year)	✓	✓	
Routine visits	✓		
General maintenance, emergency maintenance	✓		
Electrical and gas safety renewal notices	✓		
24/7 Tenant assistance	✓		

* May incur additional charges

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ADDITIONAL COSTS incl VAT	
Inventory	Price on application
Check out	£120
Energy performance certificate	£100 (if required)
Gas safety certificate	£100 (if required)
EICR reports	Upon consultation
Legionella risk assessment	Upon consultation
Fitting smoke/carbon monoxide alarms	£50
Tenancy renewal	From £144
Rent guarantee and legal protection	£30 per month
Lost keys or other security items	£20 + item cost
Court attendance	£250