

	FULLY MANAGED 12% of the monthly rent and 2 weeks rent as a tenancy set up fee incl VAT	RENT COLLECTION 10% of the monthly rent incl VAT	TENANT FIND 2 weeks rent as a one-off tenancy fee incl VAT Subject to a minimum fee of £720 incl 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	✓	ADDITIONAL COSTS incl VAT	
Electrical and gas safety renewal notices	✓		
24/7 Tenant assistance	✓		
		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	£60
		Fitting smoke/carbon monoxide alarms	Upon Consultation
		Tenancy renewal	From £120
		Rent guarantee and legal protection	£30 per month
		Lost keys or other security items	£20 + item cost
		Court attendance	£250

* May incur additional charges