

	FULLY MANAGED 11% of the monthly rent incl VAT	RENT COLLECTION 8% of the monthly rent incl VAT	TENANT FIND £695 inc of Vat or 50% of the first month rent + VAT (whichever is the greater) HMO: 3 bedrooms: £1000 inc of VAT 4 bedrooms: £1200 inc of VAT 5 bedrooms: £1300 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	✓	ADDITIONAL COSTS incl VAT		
General maintenance, emergency maintenance	✓		Inventory	Price on application
Electrical and gas safety renewal notices	✓		Check out	From £65
24/7 Tenant assistance	✓		Energy performance certificate	£100 (if required)
			Gas safety certificate	£100 (if required)

* May incur additional charges