

	FULLY MANAGED 14% of the monthly rent and two weeks rent as a tenancy set up incl VAT	RENT COLLECTION 12% of the monthly rent and two weeks rent as a tenancy set up incl VAT	TENANT FIND 10% as a one-off tenancy set up 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	✓		
Routine visits	✓		
General maintenance, emergency maintenance	✓		
Electrical and gas safety renewal notices	✓		
Online maintenance reporting	✓		
Non-resident landlord tax man agement	✓		
24/7 Tenant assistance	✓		
		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	£150
		Legionella risk assessment	£60
		Fitting smoke/carbon monoxide alarms	Upon consultation
		Tenancy renewal	£120
		Rent guarantee and legal protection	Upon consultation
		Let only legal service	£100 (tenant find only)
		Lost keys or other security items	£20 + item cost
		Court attendance	£250