

LANDLORD SERVICE PACKAGES

Century 21 Peterborough

| | FULLY MANAGED 12% of the monthly rent and £240 as a tenancy set up incl VAT | RENT COLLECTION 9.6% of the monthly rent and £240 as a tenancy set up incl VAT | TENANT FIND One month rent* as a one-off tenancy set up |
|-------------------------------------|--|---|---|
| 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 | ✓ | | |

* Tenant find, minimum fee of £720.
** May incur additional charges.

ADDITIONAL COSTS incl VAT

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| 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 | £120 |
| RENT GUARANTEE & LEGAL PROTECTION | £20 per month |
| LET ONLY LEGAL SERVICE | £100 (tenant find only) |
| LOST KEYS OR OTHER SECURITY ITEMS | £20 + item cost |
| COURT ATTENDANCE | £250 |

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Century 21 Peterborough is a trading name of Samsons Properties Limited, a company registered in England and Wales, company number 11221046 and registered address Woburn Court, 2 Railton Road, Bedford, England, MK41 7PN.