

	FULLY MANAGED 10% of the monthly rent incl VAT	RENT COLLECTION 7% of the monthly rent incl VAT	TENANT FIND £600 inc of Vat or 50% of the first month rent + VAT (whichever is the greater) <u>HMO:</u> 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	✓	ADDITIONAL COSTS incl VAT		
General maintenance, emergency maintenance	✓		Inventory	Price on application
Electrical and gas safety renewal notices	✓		Check out	£120
			Energy performance certificate	£100 (if required)
24/7 Tenant assistance	✓		Gas safety certificate	£100 (if required)

* Tenant find, minimum fee of £600

** May incur additional charges