

# LANDLORD SERVICE PACKAGES

Century 21 Southampton

|   | FULLY MANAGED<br>10% of the monthly<br>rent incl VAT  | RENT COLLECTION<br>7% of the monthly rent<br>incl VAT | TENANT FIND<br>£550 non HMO or<br>£1,000 for HMOs<br>as a one-off<br>tenancy set up |
|---|---|---|---|
| <b>PREPARE PROPERTY<br/>FOR SUCCESS</b> | PROPERTY INSPECTION, LEGAL<br>COMPLIANCE AND METER READINGS                                   | ✓   | ✓   |
|   | PHOTOGRAPHY AND MARKETING<br>ONLINE AND IN BRANCH   | ✓   | ✓   |
|   | ACCOMPANIED VIEWINGS  | ✓   | ✓   |
|   | BRANDED CLIENT EXPERIENCE   | ✓   | ✓   |
| <b>CHECKING IN THE<br/>RIGHT TENANT</b> | FULL TENANT REFERENCING WITH<br>CREDIT CHECKS   | ✓   | ✓ **  |
|   | TENANT AGREEMENT SIGNED (AND<br>GUARANTOR IF REQUIRED)  | ✓   | ✓   |
|   | TENANCY DEPOSIT (COLLECTION,<br>REGISTRATION AND RELEASE) AND<br>FIRST MONTHS RENT COLLECTION | ✓   | ✓ **  |
|   | FIRST MONTHS OWNERS STATEMENT   | ✓   | ✓   |
| <b>DURING THE TENANCY</b>               | MONTHLY RENT COLLECTION AND<br>ARREARS MANAGEMENT   | ✓   |   |
|   | MONTHLY RENT ALLOCATION AND<br>DISTRIBUTION   | ✓   |   |
|   | MONTHLY OWNER STATEMENTS  | ✓   |   |
|   | PAYMENT OF INVOICES   | ✓   |   |
|   | GUARANTEED RENT PROTECTION  | ✓   |   |
|   | ROUTINE VISITS  | ✓   |   |
|   | GENERAL MAINTENANCE<br>EMERGENCY MAINTENANCE  | ✓   |   |
|   | ELECTRICAL AND GAS<br>SAFETY RENEWAL NOTICES  | ✓   |   |
|   | ONLINE MAINTENANCE<br>REPORTING   | ✓   |   |
|   | NON-RESIDENT LANDLORD TAX<br>MAN-AGEMENT  | ✓   |   |
| 24/7 TENANT ASSISTANCE                  | ✓   |   |   |

\* Tenant find, minimum fee of £550.

\*\* May incur additional charges.

## ADDITIONAL COSTS incl VAT

|  |                         |
|--|-------------------------|
| INVENTORY                                | Price on application    |
| CHECK OUT                                | £120                    |
| ENERGY<br>PERFORMANCE CERTIFICATE        | £100 (if required)      |
| GAS SAFETY CERTIFICATE                   | £100 (if required)      |
| EICR REPORTS                             | Upon consultation       |
| LEGIONELLA RISK<br>ASSESSMENT            | £60                     |
| FITTING SMOKE/<br>CARBON MONOXIDE ALARMS | Upon consultation       |
| TENANCY RENEWAL                          | £120                    |
| RENT GUARANTEE & LEGAL<br>PROTECTION     | £20 per month           |
| LET ONLY LEGAL SERVICE                   | £100 (tenant find only) |
| LOST KEYS OR OTHER<br>SECURITY ITEMS     | £20 + item cost         |
| COURT ATTENDANCE                         | £250                    |

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