

Service Type:	Tenant Find: n/a% of rent	Rent Collection: 8% of rent	Fully Managed: 12.0% of rent
Provide pre-marketing and legislative advice	✓	✓	✓
Erect To Let board	✓	✓	✓
Market on Right Move, Zoopla, Hazells website and social media	✓	✓	✓
Carry out accompanied viewings of screened applicants	✓	✓	✓
Bespoke in-house referencing	✓	✓	✓
Right to Rent check	✓	✓	✓
USAF Adequacy Standard Check	✓	✓	✓
Collect initial rent & deposit	✓	✓	✓
End of tenancy refurbishment advice	✓	✓	✓
Tenant letting documentation	✓	✓	✓
Hold keys throughout the tenancy term	✓	✓	✓
Monthly rent collection and statement	✗	✓	✓
Tenant rent arrears control	✗	✓	✓
Overseas Landlord / HMRC return	✗	✓	✓
Arrange repairs with approved contractors	✗	✗	✓
Advise relevant utility providers of tenant changes	✗	✗	✓
In tenancy refurbishment advice	✗	✗	✓
Renewal of EPC / EICR / GAS CERT	✗	✗	✓
Rent Reviews	£90	£50	✓
Initial three month inspection then six monthly thereafter, reporting fully to landlord	£90 per inspection	£90 per inspection	✓
Check out Inspection	£90	£90	✓
End of tenancy deposit negotiations	Reasonable charges apply	Reasonable charges apply	✓
Assist appointed solicitor in Service of Legal Notices (S8 or S21)	£200	£180	✓
Inventory	Charged at cost	Charged at cost	Charged at cost
Tenancy Setup Fee to incorporate all above as applicable	60% of the rent subject to a minimum of £750	£525 for initial let £415 for relet	£480 for initial let £390 for relet
Additional Services:			
Deposit Registration Fee	£30	£30	£30
Tenancy Renewal Fees / Document fees	£180	£150	£90
Annual Statements	✗	£30	£30
Vacant Property Inspection Fee per visit	✗	✗	£30 - £60
Insurance or Refurbishment Project Management	✗	✗	Reasonable charges applied

*All figures & percentages inclusive of VAT. March 2022