

LETTING SERVICES

Tenant Find Only £425 (* extra charge)	Rent Collection – £425 set up Costs + 6% monthly (* extra charge)	Managed – £425 setup costs + 10% monthly (* extra charge)
Free Property Valuation	Free Property Valuation	Free Property Valuation
Photos & Description	Photos & Description	Photos & Description
To Let Board	To Let Board	To Let Board
Advertising on Rightmove + Many more	Advertising on Rightmove + Many more	Advertising on Rightmove + Many more
Qualify potential Tenants	Qualify potential Tenants	Qualify potential Tenants
Arrange and conduct viewings	Arrange and conduct viewings	Arrange and conduct viewings
Receive & process applications	Receive & process applications	Receive & process applications
References & Right to rent checks	References & Right to rent checks	References & Right to rent checks
Tenancy agreement	Tenancy agreement	Tenancy agreement
Inventory *	Rent Collection	Rent Collection
Check In / Check out *	Deposit Registration/Release	Deposit Registration/Release
Deposit Registration *	Inventory *	Property Inspections 3 – 6 monthly
Epc, Gas, Electric safety certificates *	Check In / Check out *	Liaise with the Tenants throughout Tenancy
Deposit Dispute *	Epc, Gas, Electric safety certificates *	Arrange Free Quotes for repairs
Serving notices (if Applicable) *	Landlord Portal	Co-ordinate and over see any repair works
Property Visits *	Rent Reviews	Utility Transfers
	Serving notices (if Applicable)	Landlord Portal
		Rent Reviews
		Serving notices (if Applicable)
		Inventory *
		Check In / Check out *
		Epc, Gas, Electric safety certificates *

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LETTINGS CHARGES

PRE-TENANCY FEES - Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord: Energy Performance Certificate (EPC) £85 per tenancy, Gas Safety Certificate (GSR) £85 per tenancy, Electrical Installation Condition Report (EICR) £180 , Portable Appliance Testing (PAT) Subject to quotation per tenancy, Legionella Risk Assessment - Subject to quotation per tenancy, Installing Smoke alarms and Carbon Monoxide - Subject to quotation

TENANT FIND ONLY SET UP COSTS – £425 per Tenancy Marketing of the property, Viewings, Negotiation of offers, Tenancy agreement, Referencing for up to two tenants (additional tenants and Guarantors will be charge at an extra £25 each) which includes ID checks, credit checks, Right-to-Rent check, Previous Landlord/Character Reference or proof of property ownership and Employment Reference. Property visits £50 per visit, check in /out – Price TBA Deposit Registration and processing refund £40, Dealing with Deposit Disputes £125, Serving Notices £50 per notice.

MANAGED & RENT COLLECTION SET UP COSTS: £425 per tenancy. Marketing of the property, Viewings, Negotiation of offers, Tenancy agreement, Deposit Registration & Dealing with Disputes , Check In and Check out, Referencing for up to two tenants (additional tenants and Guarantors will be charge at an extra £25 each) which includes ID checks, credit checks, Right-to-Rent check, Previous Landlord/Character Reference or proof of property ownership and Employment Reference.

DURING TENANCY COSTS – Renewal Fees: £100 Renegotiation of contracts and arranging for the signing of a further tenancy agreement. Landlord Withdrawal Fees (during managed or Rent tenancies): £500

ADDITIONAL OPTIONAL COSTS - Inventory Fees (ALL SERVICES): Prices start at £150 but Dependant on the number of bedrooms and/or size of the property and if furnished or not or any outbuildings, ask for further details.

ADDITIONAL NON-OPTIONAL COSTS- Additional property visits £50 per visit, Landlord Withdrawal Fees £300. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started but only if works have been started on the tenancy.

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