

FEES TO LANDLORDS

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Key	Tenant Find 12% Inc. VAT of the first 6 months' rent (Minimum fee £720 Inc. VAT)	Rent Collection 10.8% Inc. VAT (9%+VAT) Setup fee (£300 Inc. VAT)	Full Management 13.2% Inc. VAT (11%+VAT) Setup fee (£300 Inc. VAT)	Executive 16.8% Inc. VAT (14%+VAT) Setup fee (£210 Inc. VAT)
Free rental appraisal	■	■	■	■
Accompanied viewings	■	■	■	■
Online advertising and marketing plan: Rightmove / Zoopla / Prime Location / company website	■	■	■	■
Tenant referencing	■	■	■	■
Right to Rent checks	■	■	■	■
Tenancy agreement	■	■	■	■
Deposit Protection Facility ³	+	■	■	■
Energy Performance Certificate (EPC) ³	+	+	+	+
Gas Safety Certificate ³	+	+	+	+
Professional schedule of condition / inventory ¹	+	+	+	■
Rent and legal protection cover ²	+	+	+	■
Online landlord portal (accessible 24/7)		■	■	■
Monthly landlord statements		■	■	■
Renewals / Rent reviews		+	+	■
Annual income and expenditure reports (on request)		■	■	■
Rent arrears and recovery		■	■	■
Serve all legal notices		■	■	■
Tenant checkout service and report		■	■	■
Deposit reconciliation		■	■	■
Property maintenance / online troubleshoot and reporting system for tenants			■	■
Property inspections and report			■	■
Arranging wear and tear / damage remedial work			■	■

■ = included in service level
+ = Additional costs

Client Money Protection:

Independent Redress:

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Extra Costs Breakdown

1 Professional Schedule of Condition / Inventory			2 Rent and Legal Protection			3 Miscellaneous	
No of Bedrooms	Unfurnished	Fully / Part Furnished	Rental Price (PCM)	6 Months Cover	12 Months Cover	Item	Cost
Studio	£72 (Inc. VAT)	Quotation available on request	Up to £700	£162	£210	Renewal Fee	£120 (Inc. VAT)
1 Bedroom	£96 (Inc. VAT)		£701 to £1250	£180	£240	TDS (The Dispute Service) Deposit Dispute Management Time (if applicable)	£90 (Inc. VAT)
2 Bedroom	£132 (Inc. VAT)		£1251 to £1800	£192	£270	EPC	£120 (Inc. VAT)
3 Bedroom	£162 (Inc. VAT)		£1801 to £2500	£210	£300	Gas Safety Certificate	£72 (Inc. VAT)
4 Bedroom	£192 (Inc. VAT)					Deposit Protection Facility	£42 (Inc. VAT)
5 Bedroom	£216 (Inc. VAT)					Tenant Referencing (Tenant Find service only)	£90 Inc. VAT PP
6 Bedroom	£240 (Inc. VAT)						

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