

TENANT FIND 6% (PLUS VAT)	RENT COLLECTION 8% (PLUS VAT)	FULLY MANAGED 10% (PLUS VAT)
Collect and remit initial months' rent received.	Collect and remit the monthly rent received.	Collect and remit the monthly rent received.
Provide tenant with method of payment.	Pursue non-payment of rent and provide advice on rent arrears actions.	Pursue non-payment of rent and provide advice on rent arrears actions.
Deduct any pre-tenancy invoices.		Undertake an inspection every six months and notify the landlord of the outcome.
		Arrange repairs and instruct approved contractors.
		Hold keys throughout the tenancy term.

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE)

SET UP FEE

£0

- Agree the market rent and find a tenant in accordance with the landlord's guidelines.
- Provide guidance on compliance with statutory provisions and letting consents.
- Carry out accompanied viewings.
- Market the property and advertise on property portal websites.
- Provide references for all tenants and guarantors.
- Provide a tenancy agreement for 12 months.

ADDITIONAL PROPERTY VISITS:

£60 (inc VAT)

Our Full Management service includes one inspection every six months. Where a Landlord requires more frequent inspections, or it is necessary to inspect a property to assess any works that may be required, each visit will be subject to the above charge.

INVENTORY AND CHECK IN

£160.00 (inc VAT)

A full inventory of the property and its contents will be carried out by an Independent Inventory Company at the above cost.

- Furnished
- Check In
- Check Out

GAS SAFETY INSPECTION**£100.00 (inc. VAT)**

We can arrange for a Gas Safe qualified contractor to carry out a Landlord's Gas Safety inspection to test the gas appliance(s) and issue a certificate as required by Law at the above cost. Should the Landlord decide to arrange the Gas Safety Inspection him/herself we must be in receipt of the certificate prior to the commencement of the tenancy. The inspection will not usually be instructed until the balance of funds has been collected from the tenant, unless the landlord provides funds in advance to cover the costs.

ELECTRICAL CERTIFICATE**£160.00 (inc VAT)**

We can arrange for a qualified electrician to carry out an electrical inspection report or certificate.

EPC**£100.00 (inc VAT)**

We can arrange for a fully accredited and qualified energy assessor to carry out an energy performance certificate.

RENT INSURANCE**POA**

Providing all Tenants or Guarantors on the Assured Shorthold Tenancy (AST) have successfully passed references rent will be paid until vacant possession is obtained. In the event of a claim, at no extra cost a solicitor will serve the Section 8 and 21 Notices. This policy will cover up to £50,000 total rent payment per claim. Legal Expenses cover is up to £100,000 to gain vacant possession.

ADDITIONAL SERVICES**£72.00 (inc VAT) per hour**

Should we be required to go to court or carry out additional duties on your behalf. This charge will also be levied in respect of any work involved in negotiating or arbitration in respect of deposit disputes or insurance claim work.