



Central's Services and Sole Agency Fees

Service	Comprehensive	Rent Collection	Essential
Agency Fees*			
Fee 1	10% + VAT (12% inc. VAT)	8% + VAT (9.6% inc. VAT)	6% + VAT (7.2% inc. VAT)
Set up fee	£350 + VAT	£350 + VAT	
Marketing			
Professional Photography	•	•	•
Comprehensive marketing	•	•	•
Accompanied viewings	•	•	•
Marketing feedback and updates	•	•	•
Tenant finding	•	•	•
Progression			
Comprehensive referencing	•	•	•
Right to rent	•	•	•
Tenancy agreement included	•	•	•
Paperless legal process	•	•	•
Arrangement of certification and compliance	•	•	•
Arrangement of inventory and check-in	•	•	•
Tenancy			
Collection rent	•	•	
Rent arrears advice	•	•	
Rent protection policy available	•	•	
Monthly and yearly financial statements	•	•	
Deposit registration	•	•	
Arrangement of outgoings	•	•	
Overseas landlord tax	•	•	
Management			
Management fees paid monthly	•	•	
Repairs and maintenance	•		
Recommended contractors	•		
24-hour emergency service	•		
Key holding service	•		
Periodic property check-up	•		
Legal notices	•		
Management of check out	•		
Deposit deduction advice	•		
Required Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Fees for the Essential Service are charged on a 12 monthly Pro-Rata basis. An additional 2.4% will be added to any of the above sole agency charges should you instruct more than one agency. Comprehensive and financial service fees are taken monthly for the duration of the tenancy term. Essential service fees are payable up front.



Additional Services and Charges

Service	Price	Required	Not Required
Inventory/check in			
Studio, 1 and 2 bed flat	£155 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
2 and 3 bedroom Houses or 3 bed flat	£185 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
4 bed	£215 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
5 bed	£255 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
Checkout			
Studio, 1 and 2 bed flat	£155 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
2 and 3 bedroom Houses or 3 bed flat	£185 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
4 bed	£215 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
5 bed	£255 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
Inspections			
Additional inspection <small>(Our fully managed service includes one mid-term inspection)</small>	£60 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
Gas Safety Inspection	£100 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
Gas Safety Inspection and Boiler Service	£195 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Inspection (EICR) (Studio - 3 beds) <small>(4 beds + POA)</small>	£220 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
Energy Performance Certificate (EPC)	£100 inc. VAT	<input type="checkbox"/>	<input type="checkbox"/>
Additional Services			
Rent Protection	2.2% of the monthly rent + VAT		
Section 8	£240 inc. VAT		
Section 13	£240 inc. VAT		
Per hour	£75 inc. VAT		

Should we be required to carry out additional duties on your behalf, such as waiting at properties for your contractors, collecting keys, attending court plus any out of pocket expenses incurred.