



Below are an outline of our typical landlord fees:

<p>Let only 84% first months' rent Including VAT (70% + VAT)</p>	<p>Rent collection service: 12% Including VAT monthly (10% + VAT)</p>	<p>Full management: 14.4% Including VAT monthly (12% + VAT)</p>
<ul style="list-style-type: none"> - Personal property consultant - Photography and floorplan of property - Detailed target market advertising - Advertisement through Rightmove and our own website - Online property account, to see viewings, feedback, and tenancy. - Tenant and guarantor referencing - Right to rent checks - Drawing up and agreeing Assured Shorthold tenancy - Collection of first months' rent and deposit 	<ul style="list-style-type: none"> Personal property consultant - Photography and floorplan of property - Detailed target market advertising - Advertisement through Rightmove and our own website - Online property account, to see viewings, feedback, tenancy and rental statements - Tenant and guarantor referencing - Right to rent checks - Drawing up and agreeing Assured Shorthold tenancy - Collection of first months' rent and deposit - Provide monthly rental statements to landlord - Collection of rent from tenant - Pursue any non-payment of rent - HMRC deductions for nonresident landlords (if applicable). - Advice on latest legislation 	<ul style="list-style-type: none"> Personal property consultant - Photography and floorplan of property - Detailed target market advertising - Advertisement through Rightmove and our own website - Online property account, to see viewings, feedback, tenancy and rental statements - Tenant and guarantor referencing - Right to rent checks - Drawing up and agreeing Assured Shorthold tenancy - Collection of first months' rent and deposit - Provide monthly rental statements to landlord - Collection of rent from tenant - Pursue any non-payment of rent - HMRC deductions for nonresident landlords (if applicable). - Advice on latest legislation - Statutory notices - Undertake periodic inspections - Day-to-day management of property including arranging any quotes and repairs from approved contractors - Hold keys throughout tenancy - Provide 24hr out of hours contractor cover

Rent collect and managed properties will be subject to a set-up fee charge to cover additional costs such as professional inventory, check in. An example is a three bedroom flat/house would be subject to a £450 + VAT set-up charge.