

Below are an outline of our typical landlord fees:

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

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 £570 including VAT set-up charge.



# ASPIRE

— TO MOVE —

## PRICE LIST

(All prices are inclusive to VAT)

### UNFURNISHED - INVENTORY

### PRICE

|                  |         |
|------------------|---------|
| Studio/1 Bedroom | £96.00  |
| 2 Bedroom        | £102.00 |
| 3 Bedroom        | £120.00 |
| 4 Bedroom        | £132.00 |
| 5 Bedroom        | £156.00 |
| 6 Bedroom        | £168.00 |

£24 extra per Bedroom

### FURNISHED- INVENTORY

### PRICE

|                  |         |
|------------------|---------|
| Studio/1 Bedroom | £102.00 |
| 2 Bedroom        | £108.00 |
| 3 Bedroom        | £132.00 |
| 4 Bedroom        | £144.00 |
| 5 Bedroom        | £168.00 |
| 6 Bedroom        | £180.00 |

£30 extra per Bedroom

### CHECK OUT

### PRICE

|                  |         |
|------------------|---------|
| Studio/1 Bedroom | £120.00 |
| 2 Bedroom        | £120.00 |
| 3 Bedroom        | £120.00 |
| 4 Bedroom        | £120.00 |
| 5 Bedroom        | £120.00 |
| 6 Bedroom        | £120.00 |

### MANAGED SERVICE - SET UP FEE

### PRICE

|                  |         |
|------------------|---------|
| Studio/1 Bedroom | £450.00 |
| 2 Bedroom        | £510.00 |
| 3 Bedroom        | £570.00 |
| 4 Bedroom        | £630.00 |
| 5 Bedroom        | £690.00 |
| 6 Bedroom        | £750.00 |

|                                       |                    |
|---------------------------------------|--------------------|
| Check in                              | £78.00             |
| EPC                                   | £65.00             |
| Gas Certificate                       | £65.00 From        |
| Electrical Certificate                | £180.00 From       |
| Tenancy Extension Fee                 | £180.00            |
| serve Notices - 13 & 6a               | £180.00            |
| Tenancy Swap (non managed properties) | £180.00 per tenant |

To include marketing, viewings, tenancy agreement, right to rent checks, full professional inventory, check in and deposit registration

