

We are delighted to share 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 • Detailed target marketing plan • Advertisement through Rightmove, On The Market and our website • Feedback on all viewings • Online property account to view viewings, feedback and legal documents • Tenant and guarantor fully vetted referencing • Right to Rent checks • Drawing up and executing Assured Shorthold Tenancy • Full legal compliance check • Collection of first months' rent and deposit • Deposit Protection and prescribed information signed 	<ul style="list-style-type: none"> • Personal property consultant • Photography and floorplan • Detailed target marketing plan • Advertisement through Rightmove, On The Market and our website • Feedback on all viewings • Online property account to view viewings, feedback and legal documents • Tenant and guarantor fully vetted referencing • Right to Rent checks • Drawing up and executing Assured Shorthold Tenancy • Full legal compliance check • Collection of first months' rent and deposit • Deposit Protection and prescribed information signed • Provide monthly rental statements • Collection of rent • Pursue any non-payment of rent • HMRC deductions for non-resident landlords • Advice on latest legislation 	<ul style="list-style-type: none"> • Personal property consultant • Photography and floorplan • Detailed target market plan • Advertisement through Rightmove, On The Market and our website • Online property account, to see viewings, feedback, tenancy and rental statements • Tenant and guarantor fully vetted referencing • Right to Rent checks • Drawing up and executing Assured Shorthold Tenancy • Full legal compliance check • Collection of first months' rent and deposit • Deposit Protection and prescribed information signed • Provide monthly rental statements • Collection of rent • Pursue any non-payment of rent • HMRC deductions for non-resident landlords • Advice on latest legislation • Statutory notices • Undertake periodic inspections • Organisation of all legal certificate renewals and copies given to your tenants • 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

(All prices are inclusive to VAT)

INVENTORY - UNFURNISHED

	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

£25 extra per bedroom

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

INVENTORY - FURNISHED

	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

STUDENT MANAGED SERVICE - SET UP FEE

	PRICE
3 Bedroom	£720.00
4 Bedroom	£960.00
5 Bedroom	£1200.00
6 Bedroom	£1440.00
7 Bedroom	£1680.00
8 Bedroom	£1920.00

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

OTHER COSTS

	PRICE
EPC Certificate	£75.00
Gas Safety Certificate	£72.00 From
Electrical Safety Certificate	£180.00 From
Tenancy Extension	£180.00
Service of Notices	£180.00
Check in charge	£78.00
Check out charge	£120.00

TENANT REPLACEMENT

	PRICE
Managed tenant replacement on Extension	£300.00
Non Management mid term tenant replacement per swap	£180.00
Non Management tenant replacement on Extension	£120.00

