



#### **LANDLORD SERVICES & FEES**

All prices subject to 20% VAT	<b>Fully Managed</b>	<b>Let &amp; Collect</b>	<b>Tenant Find Only</b>
Setup fee	£250	£250	£500+VAT
Percentage of monthly rental income	10% +VAT	8% +VAT	N/A

#### **SERVICES WE OFFER**

Visit property to provide rent valuation	YES	YES	YES
Marketing and photography	YES	YES	YES
Escorted prospective tenant viewings of property	YES	YES	YES
Referencing Checks	YES	YES	YES
Collect and remit first month's rent	YES	YES	YES
Advise Landlords with safety checks	YES	YES	YES
Collect and lodge the Deposit	YES	YES	•
Obtain meter readings at check in	YES	YES	•
Inform Local Authority of new Tenancy	YES	YES	•
Monthly rent process and statement	YES	YES	•
Arrangement of safety certification	YES	•	•
Undertake regular property inspections	YES	•	•
Negotiate the renewal of the tenancy	YES	•	•
Provide regular rent reviews	YES	•	•
Arrange repairs and maintenance	YES	•	•
Approve and pay invoices	YES	•	•
Negotiate the return of the Deposit	YES	•	•
Undertake End of Tenancy Inspection	YES	•	•

#### **EXTRA SERVICES & FEES**

Gas Safety Certificate (GSC) (if needed)	£100+VAT
Energy Performance Certificate (EPC) (if needed)	£100+VAT
Electrical Safety Certificate (EICR) - property size dependant (if needed)	£130-£230 +VAT
Inventory ( <b>Mandatory</b> )	£100+VAT
Smoke Alarm (supply & fit battery operated) (if needed)	£50 Per Item+ VAT
CO2 Alarm (supply & fit battery operated) (if needed)	£50 +VAT
Rent Protection Warranty (optional)	Additional 3%+VAT