

	YOU DO THE VIEWINGS 75% of One month's rent + VAT	LET ONLY One month's rent + VAT	RENT COLLECT 10% + VAT per month	FULLY MANAGED 12% + VAT per month
Residential Investment Advice prior to Buy to Let	✓	✓	✓	✓
Recommendations for Landlord Insurances	✓	✓	✓	✓
Valuations & guidance on current market values	✓	✓	✓	✓
Marketing across digital platforms & property portals	✓	✓	✓	✓
Creation of Marketing Brochures	✓	✓	✓	✓
Offering Professional Photography of your property	✓	✓	✓	✓
Thorough tenant vetting		✓	✓	✓
Staff accompanied viewings		✓	✓	✓
Negotiate terms of tenancy between tenant & landlord	✓	✓	✓	✓
Fully comprehensive tenant references	✓	✓	✓	✓
Right to Rent Checks	✓	✓	✓	✓
Access to professional inventory providers	✓	✓	✓	✓
Preparation and completion of Tenancy Agreement	✓	✓	✓	✓
Collect first month's rent & deposit	✓	✓	✓	✓

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Collect monthly rental payments			✓	✓
Prompt payment of rent received to landlord with monthly itemised statements			✓	✓
12-month tax summary reports			✓	✓
Assist with non-resident landlord tax exemption			✓	✓
Tenant Check-in/Check-out Management				✓
Renewal & Rent Reviews				✓
Periodic Inspections				✓
Ability to report property maintenance 24/7				✓
Arranging quotes, works & maintenance				✓
Prompt payment to maintenance contractors				✓
Serving of notices required				✓
Negotiate deposit deductions at end of tenancy				✓
Assist with deposit disputes with the DPS				✓
Deposit registration, protection & compliance with the DPS.				✓
Compliance advice with current & new legislation throughout the tenancy.				✓

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Initial Fee (Rent Collect & Fully Managed)	£500 + VAT
Standard Renewal Assured Shorthold Tenancy Agreement (Rent Collect & Fully Managed)	£50.00 + VAT
Additional Property Inspection at Landlord's request (Fully Managed Only)	£50.00 + VAT
Court Attendance (Rent Collect & Fully Managed)	£180.00 + VAT
Key Cutting Arrangement	£20.00 + VAT
Additional Contractor Quotes - If more than 2 contractor quotes are required by the landlord for maintenance works (Fully Managed)	£25 + VAT per quote
Site Visit at Landlord's request to assess maintenance or view completed works. (Fully Managed)	£50 + VAT
Arrangement of total or partial refurbishment (over £500)	10% of project cost + VAT
Assistance with insurance claim (Fully Managed Only)	10% of settlement amount + VAT
Withdrawal from agreed offer	Amount equivalent to One Month's Rent + VAT
Withdrawal from Management Fee	Six month's commissions due + VAT
Selling Fee	1% + VAT

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