

	FM+	FM	RC+	RC	LO
	FULLY MANAGED WITH RPI SERVICE	FULLY MANAGED	RENT COLLECTION WITH RPI SERVICE	RENT COLLECTION	LET ONLY
Residential Investment Advice prior to Buy to Let	✓	✓	✓	✓	✓
Financial Advisor Recommendations	✓	✓	✓	✓	✓
Landlord insurance Recommendations	✓	✓	✓	✓	✓
Accountant Recommendations	✓	✓	✓	✓	✓
Valuation and guidance on current market values	✓	✓	✓	✓	✓
Arranging legal documents required to let	✓	✓	✓	✓	✓
Photography of your property	✓	✓	✓	✓	✓
Marketing on website & social platforms	✓	✓	✓	✓	✓
Marketing on major property portals	✓	✓	✓	✓	✓
Marketing Brochures	✓	✓	✓	✓	✓
Pre-qualifying applicants	✓	✓	✓	✓	✓
Staff accompanied viewings	✓	✓	✓	✓	✓
Negotiate terms of tenancy between tenant & landlord	✓	✓	✓	✓	✓
Fully comprehensive tenant references	✓	✓	✓	✓	✓
Right to Rent Checks	✓	✓	✓	✓	✓
Preparation and completion of Tenancy Agreement	✓	✓	✓	✓	✓
Preparation of legal documents related to security deposit	✓	✓	✓	✓	✓
Issuing of legal documents with Tenancy Agreement	✓	✓	✓	✓	✓
Arranging a professional Inventory & Check In	✓	✓	✓	✓	✓

Collect first month's rent & security deposit	✓	✓	✓	✓	✓
Deposit registration & protection	✓	✓			
Utility Providers & Council tax accounts notifications	✓	✓			
Collect monthly rental payments	✓	✓	✓	✓	
Prompt payments to landlord with monthly statements	✓	✓	✓	✓	
12-month tax summary reports	✓	✓	✓	✓	
Assist with non-resident landlord tax exemption	✓	✓	✓	✓	
Periodic Inspections	✓*	✓*			
Tenants can report maintenance issues 24/7	✓	✓			
Direct contact to property manager in an emergency	✓	✓			
Arranging quotes, works and maintenance	✓*	✓*			
Prompt payment to contractors	✓	✓			
Renewal negotiations and administration	✓*	✓*			
Rent review negotiations and administration	✓	✓			
Serving of notices	✓	✓			
Arranging a professional check out	✓	✓			
Negotiate deposit deductions at end of tenancy	✓	✓			
Submit deposit claim at end of tenancy	✓*	✓*			
Compliance with legislation throughout the tenancy	✓	✓			
Rent Protection & Legal Expenses Service	✓		✓		
Set Up Fee	£500	£500	£500	£500	
Management Fee	15%	12%	13%	10%	One Month's Rent

Please note that all fees are subject to VAT

* The initial inspection is conducted after approximately six weeks, followed by subsequent inspections every six to nine months. For additional inspections please see below fee table.

* A maximum of two contractor quotes are provided, but for more options, please refer to the fee table below.

* Charges apply to renewal tenancy agreements and extensions of tenancies, please see fee table below.

* Hourly charges apply to deposit claims. For more details, please see the fee table below.



PRE-TENANCY	• EPC	Upon Request
	• Gas Safety Certificate	Upon Request
	• EICR	Upon Request
	• Inventory Report & Check In	Upon Request
	• Key Cutting Service	Invoice + £20.00
	• Withdrawal from Agreed Offer	One Month's Rent
	• Refurbishment (over £500)	10% of project cost
MID-TENANCY	• Tenancy Agreement Renewal	£100.00
	• Extension to Periodic Tenancy	£50.00
	• Additional Inspection (Upon Request)	£60.00
	• Assistance with Buildings Insurance Claim	10% of settlement
	• Additional quotes (2 included)	£25.00 per quote
	• Site visit at Landlord Request	£60.00
	• Withdrawal from Management Service	6 month's management fees
END-TENANCY	• Serving of Notices (Rent Collection Only)	£100.00
	• Preparation for court proceedings	£120 per hour
	• Attendance at court	£180 per hour
	• Check Out Report	Upon Request
	• Preparation for deposit dispute	£100 per hour
	• Managing Vacant Property	Upon Request
	• Selling to tenant fee	1% of purchase price

Please note that all fees are subject to VAT

Rent Protection & Legal Expenses Service

FM+

RC+

EVEN WHEN YOU'VE TAKEN ALL THE RIGHT MEASURES TO LOOK AFTER YOUR PROPERTY, SOMETIMES THINGS CAN GO WRONG

This Rent Protection and Legal Expenses service means that, should the unexpected happen, you'll always get the income you expect from your tenants, and it will also support you if you need legal representation to recover your property.

RENT PROTECTION & LEGAL EXPENSES SERVICE BANDING

	FM+ FULLY MANAGED WITH RPI SERVICE	RC+ RENT COLLECTION WITH RPI SERVICE
Rent Protection & Legal Expenses Policy	✓	✓
Explaining coverage & terms and conditions	✓	✓
Claim initiation within the specified timeframe	✓	✓
Preparation of documentation for the claim	✓	✓
Claim submission within the specified timeframe	✓	✓
Provide further supporting evidence where needed	✓	✓
Ensure compliancy during the claims process	✓	✓
Obtain updates on the claim progress	✓	✓
Facilitate communication with all parties	✓	✓
Service Fee	+ 3%	



Please note that all fees are subject to VAT