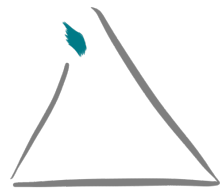


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Services	Tenant Only	Rent Collection	Fully Managed
Letting fee - Payable when let/re-let	£600	£425	£425
Monthly management fee of rent due	n/a	9.0%	11.0%
Initial valuation and marketing advice	✓	✓	✓
Professional photographs, video walk through and property description	✓	✓	✓
Visit for compliance checks and arranging anything outstanding	✓	✓	✓
Advertising the property across major portals and social media	✓	✓	✓
Regular marketing updates	✓	✓	✓
Tenant referencing (ID checks, Right to Rent, credit checks, references)	✓	✓	✓
Accompanied viewings	✓	✓	✓
Contract negotiation and amendments as necessary	✓	✓	✓
Bespoke move-in-day appointment with tenant providing the necessary documents	✓	✓	✓
Take meter readings & inform utility supplies and local council of new billing information	✓	✓	✓
Full rent collection with same day processing	X	✓	✓
Statements of accounts for tax purposes	X	✓	✓
In house legal team chasing any arrears	X	✓	✓
Organising pre-vetted contractors for repairs	X	X	✓
Out of hours emergency call out for tenants	X	X	✓
Organisation of any works found at check out	X	X	✓
Mediate any deposit deductions or disputes	X	X	✓
Quarterly property inspection and report via email	X	X	✓
Dedicated property manager	X	X	✓



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Optional Add-ons	Tenant Only	Rent Collection	Fully Managed
Any Additional Property Inspections	£90.00	£90.00	Included
Photographic Inventory Report of property and exit inspection when tenant moves in and leaves	£150.00	£150.00	Included
Property Floor Plans	£144.00	£144.00	Included
Negotiate the Deposit repayment based on the properties condition compared to inventory reports	£30.00	£30.00	Included
Rent Review including issuing of notices	£60.00	£60.00	£60.00
Preparation of Section 8 Notice Documentation Pack	£192.00	£192.00	£192.00
Service of Section 21 Notice to regain possession	£72.00	£72.00	Included
Energy Performance Certificate (EPC) dependant on property size	POA	POA	POA
Gas Safety Certificate (GSR)	POA	POA	POA
Electrical Installation Condition Report (EICR)	POA	POA	POA
Portable Appliance Testing (PAT)	POA	POA	POA
Handling Local Authority Licensing	POA	POA	POA
Court Attendance (per hour)	£80.00	£80.00	£80.00
Landlord withdrawal within the first 12 months	£300.00	£300.00	£300.00