

Cost Included In Chosen Service Level	Premium Management: 21% (incl. VAT)	Full Management: 18% (incl. VAT)	Rent Management: 14.4% (incl. VAT)
Market Appraisal & Advice	✓	✓	✓
Full Marketing	✓	✓	✓
Professional Floorplan	✓	✓	✓
Accompanied Viewings	✓	✓	✓
ARLA Qualified Staff	✓	✓	✓
Buy To Let Advice	✓	✓	✓
Client Money Protection	✓	✓	✓
Demand, Receive & Dispatch Rent	✓	✓	✓
Organise & Oversee Day-to-Day Repairs	✓	✓	
Quotes for Improvement Works	✓	✓	
Instruct Vetted & Insured Contractors	✓	✓	
Property Management Visits	✓	✓	
Negotiate Deposit Return	✓	✓	
Insurance Claim	✓	✓	
End of Tenancy Management	✓	✓	
Court Attendance	✓		
Serving of Notice	✓		
Energy Performance Certificate (EPC)	✓		
Annual Gas Safety Certificate	✓		
Deposit Registration	✓		
Portable Appliance Test	✓		
Inventory Make	✓		
Attended Check-In and Check-Out	✓		
Legionella Risk Assessment	✓		
Tenancy Set-Up Admin	✓		
Tenancy Renewal Admin	✓		
NRL Tax Statements to HMRC	✓		
Organise Refurbishment Work	✓	12% of Net Cost	
12 months Rent Recovery & Protection	✓	Policy Cost + £60 Admin Fee	Policy Cost + £60 Admin Fee

Pre-Tenancy & Start of Tenancy Fees		During Tenancy Fees		End of Tenancy Fees	
Tenancy Set-Up Admin	£420	Mid-Term Rent Review	£120	Attended Check-Out	£168 to £264
Energy Performance Certificate	£120	Additional Property Visits	£72 First Hour, £36 p/h following	Fees for Service of Legal Section 21 Notices	£84
Portable Appliance Test	From £90	Right-to-Rent Follow-Up Check	N/A	Professional Cleaning	From £185
CO Alarm Installation & Test	£60	Annual Statement of Account	£30	Tenancy Dispute Fee	N/A
Deposit Registration	£60	Tenancy Renewal Admin	£240	Court Attendance Fees (hourly)	N/A
Attended Check-In	£168 to £264	NRL Tax Statements to HMRC	£180 per quarter		
Additional Tenant Referencing	N/A	Landlord Withdrawal Fees (during tenancy)	N/A		
Gas Safety Certificate	£90	Electrical Installation Condition Report	From £216		
Legionella Risk Assessment	£132				
Guarantor Fees	N/A				
Inventory Make	£180 to £276				
Landlord Withdrawal Fees (before move in)	£900				

There are several costs that may be applicable; either at the start of your first Tenancy, or periodically throughout the time your property is being Let.

We can arrange these on your behalf, at the prices listed below (inclusive of VAT where applicable)

Our administration fee for Tenancy Set-Up covers all tenant referencing, legal agreements and organising of any pre-tenancy works.

