

Cost Included In Chosen Service Level	Full Management: 15% (incl. VAT)	Rent Management: 9.6% (incl. VAT)	Tenant Find: 72% of Rent (incl. VAT)
Market Appraisal & Advice	✓	✓	✓
Full Marketing	✓	✓	✓
Professional Floorplan	✓	✓	✓
Accompanied Viewings	✓	✓	✓
ARLA Qualified Staff	✓	✓	✓
Buy To Let Advice	✓	✓	
Client Money Protection	✓	✓	
Deposit Registration	✓	✓	
Demand, Receive & Dispatch Rent Annual	✓	✓	
Statement of Account Organise &	✓	✓	
Oversee Day-to-Day Repairs Quotes for	✓		
Improvement Works Instruct Vetted &	✓		
Insured Contractors Initial Midterm	✓		
Inspection	✓		
Negotiate Deposit Return	✓		
Insurance Claim	✓		
End of Tenancy Management Organise			
Refurbishment Work	12% of Net Cost		
Optional 12 months' Rent Recovery & Protection	Policy Cost = £60 Admin Fee	Policy Cost = £60 Admin Fee	

Pre-Tenancy & Start of Tenancy Fees (incl. VAT)		During Tenancy Fees (Incl. VAT)		End of Tenancy Fees (Incl. VAT)	
Tenancy Set-Up Admin	£360	Annual Rent Review	FOC	Attended Check-Out	£68 - £196
Energy Performance Certificate	£96	Additional Property Visits	£72	Fees for Service of Legal Section 21 Notices	£60
Portable Appliance Test	From £70	Right-to-Rent Follow-Up Check	£15	Professional Cleaning	POA
CO Alarm Installation & Test	£60	Tenancy Renewal Admin	£150	Tenancy Dispute Fee	£60
Inventory/Attended Check-in	£104 - £298	NRL Tax Statements to HMRC	£180	Court Attendance Fees (hourly)	£72
Additional Tenant Referencing	£25	Landlord Withdrawal Fees {during tenancy}	£400		
Gas Safety Certificate	£97				
Legionella Risk Assessment	£130				
Additional Guarantor Fees	£30				
Landlord Withdrawal Fees {before move in}	£300				
Electrical Installation Condition Report	From £150				
Admin Charge for Assisting with HMO Licensing	£250				

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 above (inclusive of VAT where applicable)

Our tenancy set up admin charge covers 2 x tenant references and 1 x guarantor, legal agreements and the organising of any pre-tenancy work. Any additional tenant references and guarantors will be charged at the above rates.

Please note: Landlords are responsible for paying their own taxes



Service	Furnishing	No of Bedrooms	Cost to Landlord
Inventory and Check In	Furnished	1	£125
Inventory and Check In	Furnished	2	£145
Inventory and Check In	Furnished	3	£166
Inventory and Check In	Furnished	4	£187
Inventory and Check In	Furnished	5	£242
Inventory and Check In	Furnished	6	£298
Inventory and Check In	Furnished	Studio	£125
Inventory and Check In	Unfurnished	1	£104
Inventory and Check In	Unfurnished	2	£125
Inventory and Check In	Unfurnished	3	£145
Inventory and Check In	Unfurnished	4	£166
Inventory and Check In	Unfurnished	5	£208
Inventory and Check In	Unfurnished	6	£277
Inventory and Check In	Unfurnished	Studio	£104
Check Out	Furnished	1	£80
Check Out	Furnished	2	£93
Check Out	Furnished	3	£101
Check Out	Furnished	4	£123
Check Out	Furnished	5	£123
Check Out	Furnished	6	£135
Check Out	Furnished	Studio	£80
Check Out	Unfurnished	1	£68
Check Out	Unfurnished	2	£82
Check Out	Unfurnished	3	£89
Check Out	Unfurnished	4	£100
Check Out	Unfurnished	5	£112
Check Out	Unfurnished	6	£196
Check Out	Unfurnished	Studio	£68