

Our Fees and Services

Letting & Management Services

	FULL LET 8.4% (7%+VAT) Annual Fees	MANAGED 14.4% (12% + VAT) Monthly Fees	Most Popular VIP Managed 16.4% (14% + VAT) Monthly fees	REPAIRS ONLY 6% (5% + VAT) Monthly Fees
Lettings Services				
Free Rental Valuation	✓	✓	✓	✗
Professional Photos	✓	✓	✓	✗
Market Your Property on Portals	✓	✓	✓	✗
Accompanied Viewings	✓	✓	✓	✗
Negotiate Offer	✓	✓	✓	✗
Collect Holding Deposit	✓	✓	✓	✗
Referencing + Right To Rent	✓ £60pp	✓ £60pp	✓ £60pp	✗
Tenancy Agreement + ID Check	✓	✓	✓	✗
Deposit Docs + Registration	✓	✓	✓	✗
Arrange Inventory and Check-out 2	✓	✓	✓	✗
Rent Collection	✓	✓	✓	✗
Manage Tenancy + Statutory Notices	✓	✓	✓	✗
Annual Rent Reviews and Section 13 notices 1	✓	✓	✓	✗
Negotiate Deposit Refund	✗	✓	✓	✗
Managed Services				
Keyholding	✗	✓	✓	✓
First Point of Contact for Tenants	✗	✓	✓	✓
Arrange Repairs 3	✗	✓	✓	✓
Arrange Safety Certs - Gas, EICR etc	✗	✓	✓	✓
Emergency Out of Hours 24/7	✗	✓	✓	✓
Annual Inspection	✗	✓	3 inspections per year	✓
End of Tenancy Deposit Negotiation	✗	✓	✓	✗
End of Year Tax Summary Report	✗	✗	✓	✗

- After the first 12 months for the same tenants, our letting fees **reduce by 2.4% (2% + VAT)**.
- Chargeable to the landlord, varies depending on property size.
- All repairs we carry out are chargeable to the landlord. Details of all our fees and charges are in our TSCs - please ask for a copy.

Vacant Property Management

		Average Monthly Costs From				
Standard Services		1 Bed - £100 + VAT	2 Bed - £120 + VAT	3 Bed - £140 + VAT	4 Bed - £160 + VAT	5 Bed - £180 + VAT
Monthly Inspections	3	✓	✓	✓	✓	✓
Meter readings and post collection	2	✓	✓	✓	✓	✓
Arrange repairs/maintenance/cleaning	1	✓	✓	✓	✓	✓

Other Services

We can tailor our services to suit the client, including more regular weekly visits.

- For all repairs/maintenance that we arrange, there is a 15% + VAT arrangement fee
- For post collection and forwarding an arrangement fee of £35 + VAT will be charged in addition to cost of postage.
- Extra adhoc visits, on top of the included monthly inspections, are available on request - the cost of is £75 + VAT, per visit.

Which Letting/Management Service suits you best?

QUICK LET **Landlords who like full control**

Designed for Landlords who like to keep full control of their property and only need help when finding new tenants. One off fee, no ongoing commitments.

FULL LET **We do all the lettings admin, you control maintenance**

We take care of finding tenants and all the legal aspects of letting a property, you take charge of all the maintenance requirements and are the first point of contact for your tenants.

FULLY MANAGED **A stress free and complete service**

For landlords that want a complete hands off experience. Particularly suitable for landlords who live outside London/overseas, new landlords, or lack reliable tradesman and the energy to deal with breakdowns - particularly when they occur out of hours, weekends or while they are on holiday.

REPAIRS ONLY **Found your own tenant, but want a little help with the maintenance**

You have managed to find your own tenant directly and have already set up the tenancy agreement, deposit etc. But you don't live locally, so need some support with the maintenance of the property when things go wrong.