

SERVICES PROVIDED

	BRONZE Service	SILVER Service Rent Collection Service	GOLD (ESSENTIAL) Tenancy Management Service	PLATINUM (VIP) Tenancy Management Service
Set up fee Subject to minimum of £400 inc vat	1 months rent inc vat (Rental of £550 pcm – fee would be £550)	1 months rent inc vat (Rental of £550 pcm – fee £550inc)	1 months rent inc vat (Rental of £550 pcm – fee £550inc)	75% plus vat of one months rent (Rental of £550pcm – fee £495inc)
Management Fee		10% plus vat pcm (Rental of £550pcm – fee £66inc)	13% plus vat pcm (Rental of £550pcm – fee £85.80inc)	15% plus vat pcm (Rental of £550pcm – fee £99.00inc)
A free valuation by your local Lettings Expert	✓	✓	✓	✓
Photography and crafted descriptions	✓	✓	✓	✓
Advert published on Zoopla, On The Market and other if applicable at the time	✓	✓	✓	✓
Viewings accompanied by our Viewer	✓	✓	✓	✓
Legally binding AST	✓	✓	✓	✓
Deposit registration with DPS				✓
Annual GSC reminders			✓	✓
Arrange annual GSC			✓	✓
Monthly collection of rent and supply statements by email		✓	✓	✓
Visit to property every 12 months (first being within 6 months of occupation)				✓
Professional written and photographic inventory				✓
Maintenance call service			✓	✓
Arrange a contractor quotation (1)			✓	✓
Check out at property				✓
Deposit negotiations				✓
Annual tax statement				✓
Issue of Section 8/21 Notice			✓	✓

ADDITIONAL SERVICES

	BRONZE Service	SILVER Service Rent Collection Service	GOLD (ESSENTIAL) Tenancy Management Service	PLATINUM (VIP) Tenancy Management Service
Arrangement fee for * Annual Landlord Gas Safety check	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat	INCLUDED
Arrangement fee for * Annual Legionnaires Risk Assessment	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat
Arrangement fee for * Annual Landlord GSC inc Legionnaires Risk Assessment	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat
Arrangement fee for* Energy Performance Certificate (Valid 10 years)	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat
Arrangement fee for * Electrical Installation Safety Check	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat	£66.00 Inc Vat
Tenant credit and reference checking	Individual £150 inc vat Couple £250 inc vat	Individual £150 inc vat Couple £250 inc vat	Individual £150 inc vat Couple £250 inc vat	Individual £150 inc vat Couple £250 inc vat
Issuing Section 8/21 Notice – hand delivery to your investment property	£75.00 inc Vat	£75.00 inc Vat	INCLUDED	INCLUDED
Landlord own contractor compliance check			£66.00 inc Vat	£66.00 inc Vat
Key cutting *	£30.00 inc Vat	£30.00 inc Vat	£30.00 inc Vat	INCLUDED
Vacant property visits	£62.00 inc Vat	£62.00 inc Vat	£42.00 inc Vat	INCLUDED
Fixed Term Tenancy renewals	£72.00 inc Vat	£72.00 inc Vat	£72.00 inc Vat	£72.00 inc Vat
DPS registration of deposit for tenant	£62.00 inc vat	£62.00 inc vat	£62.00 inc vat	£30.00 inc Vat
Statutory Declaration for Deposit (inc solicitor's fee)	£75.00 inc vat	£75.00 inc vat	£75.00 inc vat	£75.00 inc Vat
Attending Court Tribunal			£150.00 inc vat per hour	£150.00 inc vat per hour
Accompanying Bailiff			£125.00 inc vat per hour	£125.00 inc vat per hour
Waiting at property for contractors – Landlord appointment	£54.00 inc Vat	£54.00 inc Vat	£54.00 inc Vat	£54.00 inc Vat
Purchasing items for your investment property	£25.00 inc Vat	£25.00 inc Vat	£25.00 inc Vat	£25.00 inc Vat
Re-let Fee			£175.00 inc Vat	£175.00 inc Vat inc Inven
Project management works	10% + vat of the value of works (if works were £1000, the fee would be £120)	10% + vat of the value of works (if works were £1000, the fee would be £120)	10% + vat of the value of works (if works were £1000, the fee would be £120)	10% + vat of the value of works (if works were £1000, the fee would be £120)

*These are our administration fees only and do not include any contractor invoices whom are appointed to carry out the required works.

Inventory Charges	Unfurnished	Part/Furnished
1 Bedroom property	£100.00 inc Vat	£150.00 inc Vat
2 Bedroom property	£125.00 inc Vat	£200.00 inc Vat
3 Bedroom property	£175.00 inc Vat	£225.00 inc Vat
3 Bedroom property	£200.00 inc Vat	£250.00 inc Vat

Check Out Charges	Unfurnished	Part/Furnished
1 Bedroom property	£75.00 inc Vat	£195.00 inc Vat
2 Bedroom property	£90.00 inc Vat	£120.00 inc Vat
3 Bedroom property	£105.00 inc Vat	£125.00 inc Vat
3 Bedroom property	£115.00 inc Vat	£125.00 inc Vat

Terms of Business dated 01.11.19