

All of our services and fees are listed below. Please note that all fees shown INCLUDE Vat.

| Level of Service                                  | Tenant Find | Fully Managed | Fully Managed Plus |
|---|-------------|---------------|--------------------|
| Free Property Appraisal                           | ✓           | ✓             | ✓                  |
| Full Marketing programme                          | ✓           | ✓             | ✓                  |
| Ensure property compliance                        | ✓           | ✓             | ✓                  |
| Accompanied viewings                              | ✓           | ✓             | ✓                  |
| Negotiate tenancy and pre-vet prospective tenants | ✓           | ✓             | ✓                  |
| Tenant Referencing**                              | ✓           | ✓             | ✓                  |
| Guarantor Referencing and documentations**        | ✓           | ✓             | ✓                  |
| Latest Assured Shorthold Tenancy agreement        | ✓           | ✓             | ✓                  |
| Inventory and Schedule of condition**             | ✓           | ✓             | ✓                  |
| Check in  | ✓           | ✓             | ✓                  |
| Collect First Month's Rent                        | ✓           | ✓             | ✓                  |
| Place deposit with Tenancy Deposit Scheme**       | ✗           | ✓             | ✓                  |
| Notify utilities and council tax                  | ✗           | ✓             | ✓                  |
| Rent collection                                   | ✗           | ✓             | ✓                  |
| Send rent reminders to tenants as necessary       | ✗           | ✓             | ✓                  |
| Monthly management statement                      | ✗           | ✓             | ✓                  |
| Scheduled property maintenance visits             | ✗           | ✓             | ✓                  |
| Oversee maintenance and repairs                   | ✗           | ✓             | ✓                  |
| Notification if maintenance costs exceeds £150    | ✗           | ✓             | ✓                  |
| Rent protection and legal cover                   | ✗           | ✗             | ✓                  |

**\*\* Additional Prices**

|  |                         |
|--|-------------------------|
| <b>Tenant Referencing per tenant</b>                       | £60                     |
| <b>Guarantor Referencing and documentations</b>            | £60                     |
| <b>Inventory and Schedule of condition</b>                 | See below table of fees |
| <b>Place deposit with Tenancy Deposit Scheme (TF only)</b> | £18                     |

**Fees**

| <b>Level of Service</b> | <b>Fee</b>                       |
|-------------------------|----------------------------------|
| Tenant Find             | 60% of first months rent         |
| Fully Managed           | £360 set up fee. 12% per month   |
| Fully Managed Plus      | £480 set up fee. 14.4% per month |

**Additional Costs**

| <b>Service</b>  | <b>Cost (all prices are inclusive of VAT)</b> |
|---|---|
| Supply & Fit CO Alarm (battery operated)                      | £54   |
| Supply & Fit Smoke Alarm (battery operated)                   | £54   |
| Key Cutting   | £12   |
| Process Tenants Deposit Disputes                              | £99   |
| Vacant or additional property visits                          | £54   |
| Administration for non-resident landlords for tax purposes    | £30 pcm                                       |
| Annual tax breakdown for landlords (fully managed properties) | £30   |
| Tenancy renewal to new fixed term                             | £60   |
| Property sold to tenant                                       | 1.2%  |
|   |   |
|   |   |

**Inventory Costs**

| <b>Inventories</b>     | <b>Studio</b> | <b>1 Bed</b> | <b>2 Bed</b> | <b>3 Bed</b> | <b>4 Bed</b> | <b>5 bed+</b> |
|------------------------|---------------|--------------|--------------|--------------|--------------|---------------|
| <b>Unfurnished</b>     | 54            | 66           | 78           | 96           | 108          | 126           |
| <b>Part Furnished</b>  | 66            | 78           | 90           | 108          | 120          | 138           |
| <b>Fully Furnished</b> | 72            | 84           | 102          | 114          | 126          | 150           |

**Checkout Costs**

| <b>Inventories</b>     | <b>Studio</b> | <b>1 Bed</b> | <b>2 Bed</b> | <b>3 Bed</b> | <b>4 Bed</b> | <b>5 bed+</b> |
|------------------------|---------------|--------------|--------------|--------------|--------------|---------------|
| <b>Unfurnished</b>     | 48            | 54           | 66           | 78           | 90           | 108           |
| <b>Part Furnished</b>  | 60            | 66           | 78           | 90           | 102          | 120           |
| <b>Fully Furnished</b> | 66            | 72           | 84           | 96           | 108          | 132           |