Please accept the information below, as the fee for your chosen level of service, but please bear in mind, each case is different, and we do appreciate the opportunity to discuss and create a bespoke service for you.

**SERVICES REQUIRED:**

**INTRODUCTORY AND RENEWAL SERVICE**
INCLUSIVE OF:

* FULL ADVERTISING AND MARKETING SERVICE
* LEGAL EVICTION & EXPENSES COVER (up to £50,000 for the lifetime of the tenancy)

………………………………………………………………………………………**1 MONTHS RENT PLUS VAT**

**MANAGEMENT SERVICE**INCLUSIVE OF:

* FULL ADVERTISING AND MARKETING SERVICE
* LEGAL EVICTION & EXPENSES COVER (up to £50,000 for the lifetime of the tenancy)
* STRAKERS LEGAL HELPLINE ADVICE
* OUT OF HOURS 24 HOUR EMERGENCY HELPLINE

………………………………………………………**13%+vat (15.5% inc vat) of the MONTHLY RENT**

**NB: A Rent Recovery policy can be purchased to protect your rental income, should a tenant default on paying their rent. Bespoke quotes can be provided.**

**PLUS**

**LEGAL PACK**
INCLUSIVE OF:

* FULL COMPREHENSIVE TENANT REFERENCE THROUGH HOMELET to include:
* Adverse Credit History – Bankruptcy, CCJs and Court decrees
* Undisclosed Addresses – any previous names and addresses undisclosed by the applicant, linked to their current and most recent homes are checked for adverse credit history
* Electrol Roll Check – provides proof of address
* Bank Validation – confirms a genuine bank account
* CIFAS (Credit Industry Fraud Avoidance System) – fraud prevention service
* Homelet Default Database – a record of non-payment of rent or involvement in any Rent Protection claims
* Consistency of Application – if Homelet have referenced the same applicant within 30 days, a cross check is performed to ensure information has not been altered
* IP Matching – checks whether the same computer has been used to supply references AND a reference application
* Financial Sanctions – a check of Government Asset Freezing lists
* Financial Reference – the applicant’s employer, chartered accountant or pension administrator is contacted for verification of income
* Landlord Reference – the current Landlord or Letting Agent is contacted to confirm the previous tenancy has been conducted in a satisfactory manner
* RIGHT TO RENT CHECKS
* TENANCY AGREEMENT (renewable on change of tenant)
* INVENTORY & SCHEDULE OF CONDITION (detailed with photographic evidence)
* DEPOSIT SCHEME (tenant’s deposit registration and de-registration with TDS)

…………………………………………………………………………………………**£300+vat (£360.00 inc vat)**