

### Our Landlord Fees & Services

#### Tenant Find & Marketing Service

	Fully Managed Service	Rent Collection Service	Tenant Find Only Service
	Tenant Find fee of <b>£495 inc VAT</b> (deducted from 1st months rent)	Tenant Find fee of <b>£595 inc VAT</b> (deducted from 1st months rent)	Tenant Find fee of <b>£695 inc VAT</b> (deducted from 1st months rent)
Market appraisal with comparables to determine market rent. Professional photography, high quality listing on Rightmove, Zoopla, our own website and social media. Match out to our prospective tenant database. Process application forms and fully reference prospective tenants (including credit and right to rent checks) prior to move in.	✓	✓	✓
Viewings accompanied by our agents if required.	✓	✓	✓
Collect deposit and register in the approved Deposit Protection scheme with compliance paperwork issued.	✓	✓	£55
Comprehensive photographic inventory prior to move in.	✓	£145	£145
Landlord withdrawal fee - if we have already found a tenant for your property.	£175	£175	£175

#### Ongoing Tenancy Management

	Fully Managed Service <b>12.5%</b> of the monthly rental income	Rent Collection Service <b>8%</b> of the monthly rental income	
Rent collection and arrears chasing	✓	✓	-
Certificate compliance (Gas, EICR & EPC)	✓	✓	-
Rent increase negotiations	✓	✓	£75
Ongoing Right to Rent checks	✓	✓	-
Maintenance management	✓	-	-
Mid-term inspections	✓	£75	£75
Managing deposit disputes	✓	£65	£65
Property Check Out	✓	£95	£65

#### Additional Services

(as required)

Energy Performance Certificate	£85	£85	£85
Gas Safety Certificate	£90	£90	-
Electrical Condition Installation Report (EICR)	from £175	from £175	-
Legionella Risk Assessment	£115	£115	-
Carbon Monoxide or Smoke Alarm	£40	£40	-
Additional Property Inspections	£65	£65	-
Service of legal notice / Section 8	£120	£120	-
Attending Bailiff Appointment	£120	£120	-
Attending Court on landlords behalf	£175	£175	-

All fees are inclusive of VAT