

WHAT'S INCLUDED	LET ONLY	FULL MANAGEMENT WITH RENT GUARANTEE
Rental Valuation	✓	✓
Marketing of property	✓	✓
To Let boards if required	✓	✓
Pre-letting compliance inspection & advice	✓	✓
Pre-screening of viewers	✓	✓
Accompanied viewings	✓	✓
Tenant referencing	✓	✓
Preparation of tenancy agreements	✓	✓
Full photographic inventory	£150 incl. VAT	✓
Protection of deposits		✓
Serving of notices		✓
Emailed monthly statements		✓
Maintenance handling		✓
Yearly inspection with full report		✓
Access to online portal		✓
Legionella risk assessment		✓
Rent guarantee insurance incl. legal cover up to £100,000		✓
Tenant find charge (new tenant only)	£600 incl. VAT	£300 incl. VAT
Tenancy set-up (existing tenant only)		£120 incl. VAT
Monthly tenancy management charge		12% incl. VAT

CHARGES & REIMBURSEMENT COSTS	LET ONLY	FULL MANAGEMENT WITH RENT GUARANTEE
Gas safety check approx.		£120 incl. VAT
Energy performance certificate approx.		£120 incl. VAT
Electrical Installation Condition Report (EICR) approx.		£180 incl. VAT
Early termination of management service with sitting tenant if within 12 months		£400 incl. VAT
Additional requested property visit (per visit)	£40 incl. VAT	£40 incl. VAT
Administration fee for withdrawing from an offer	£300 incl. VAT	£300 incl. VAT
Provision of duplicate documents	£5 incl. VAT	£5 incl. VAT
Cutting of keys - per key, from:	£5 incl. VAT	£5 incl. VAT