

	Bronze	Silver	Gold	VIP
	Tenant Find	Let only	Part Managed	Fully Managed
	5% UF* 6% inc VAT	10% UF* 12% inc VAT	15% (10%UF +5%M)* 18% inc VAT	20 % (10%UF + 10% M)* 24% inc VAT
Property Valuation	v	v	v	v
Professional photos	v	v	v	v
Property description	v	v	v	v
Property marketed on portals and our website	v	v	v	v
Property matched with registered applicants in our data base	v	v	v	v
Accompanied Viewings	v	v	v	v
Drafting and Accepting offer	v	v	v	v
How to Rent Guide legislation	x	v	v	v
Referencing of tenants (and guarantors if applicable)	x	v	v	v
Tenancy Creation and arranging signatures	x	v	v	v
Collect first month's rent	x	v	v	v
Right to Rent / Immigration Act Check conducted	x	x	v	v
Collect deposit	x	x	v	v
Deposit Registration including legally required forms signed	x	x	v	v
Arranging for Photographic inventory	x	x	v	v
Arranging Gas Cert	x	x	v	v
Arranging EPC	x	x	v	v
Check in	x	x	v	v
Providing check list to be signed by tenants	x	x	v	v
Rent collection service	x	x	v	v
Rent arrears chasing to conclusion	x	x	v	v
Arranging for Check out	x	x	v	v
Gas cert follow up reminders	x	x	x	v
Electrical cert follow up reminders	x	x	x	v
Floor plan included	x	x	x	v
Arranging Electrical Cert	x	x	x	v
Complying with Deregulation Act 2015	x	x	x	v
Transfer and managing utility bills	x	x	x	v
Property inspections (6 months) set fee of £72	x	x	x	v
Immigration Act Check follow up reminders	x	x	x	v
Arranging for key cutting	x	x	x	v
Deposit dispute handling	x	x	x	v
Notices issues	x	x	x	v
Safety checks and renewal of safety records (fire, CO, furnishing)	x	x	x	v
NRL statements	x	x	x	v
Arranging and follow up maintenance	x	x	x	v
Portfolio return advice on how to increase rental	x	x	x	v

* **UF** - The Commission will be taken upfront for the duration of contract

* **M** - The Commission will be taken monthly from rent

* **MF** - Minimum fee of 720 inc VAT apply

More Services:

Short Let Service (initial tenancies under 6 months) - 15% (18% inc. VAT)

Renewal of tenancy - 5% (6% inc. VAT paid in advance for the length of renewal):

We will contact parties before tenancy end date to establish if tenants are keen to renew agreement and we will provide new tenancy agreement and all required legal documents.

Additional or Optional Charges

Gas Safety Check	£90	Non-Resident Landlord Annual Administration	£ 168
Energy Performance Certificate	£108	Non-Resident Landlord Quarterly Administration	£72
Serving Section 21	£ 120	Income & Expenditure Report	£120
Portable Appliance Test	£72	Attending Court on your behalf	£180
Electrical Safety Certificate (EICR)	1 Bed £156 2 Bed £168 3 Bed £180 4 Bed £195 5 Bed £228	Check in	1 bed £102 2 bed £114 3 bed £132 4 bed £156 5 bed £180
Inventory & Schedule of Condition	1 Bed £132 2 Bed £162 3 Bed £198 4 Bed £234 5 Bed £252	Check out	1 bed £120 2 bed £144 3 bed £180 4 bed £204 5 bed £228
Carpet Clean Room (up to 13x13 tf) Living room (up to 16x16 tf) Staircase (up to 16 steps) Hallway (up to 10 x 4 ft)	£40 £50 £50 £35	End of tenancy cleaning (standard size)	Studio £105 1 bed £135 2 bed £160 3 bed £205 4 bed £245 5 bed £290
Refurbishment/ Redevelopment Project management	14.4%	Preparation of Court Possession Order	£480
Right to rent check	£72 (Inc. Vat)	Additional Property Visits	£120
Deposit protection with all required documentation for non-managed	£120	Tenancy amendment / change of sharer during tenancy	£720
deposit disputes for non-managed properties	24% of disputed amount, minimum charge applies £180	Waiting at property for contractors arranged by landlord	£60
Arranging maintenance for non-managed properties	21.6%		