

SERVICE PACKAGES EXPLAINED

* **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



	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
Arranging referencing of tenants *	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

*ADDITIONAL SERVICES

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) Additional room/bath Conservatory	Studio £139 1 bed £163 2 bed £189 3 bed £268 4 bed £320 5 bed £420 £20 £35
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%	Tenancy Agreement	£260
Tenancy Agreement	£260		

More Services:

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

Service as let only except the rent will be collected fully in advance for the period of agreement.

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 or will be looking to move out, accordingly we will arrange for either renewal or check out, we will advise and negotiate rent, negotiate any changes, arrange for the deposit to be re-protected (if applicable) and provide all relevant documents, issue new tenancy agreement and all required legal documents.

*Our Minimum fee is £600 plus VAT (720 inc. VAT)

Additional or Optional Charges

Tenancy agreement - £200.00 (£240 inc. VAT)

Tenancy amendment (during tenancy) £90 (£108 inc. VAT)

Periodic tenancy administration charge (one-off charge) £100.00 (£120 inc VAT)

Gas Safety Certificate - £75 (£90 inc VAT) up to 2 appliances

Gas Safety Certificate - £90 (£108 inc VAT) 3 appliances to 4 appliances

Electrical Safety Certificate (EICR) (1 Bed) (£130 ex vat | £156 inc vat)

Electrical Safety Certificate (EICR) (2 Bed) (£140 ex vat | £168 inc vat)

Electrical Safety Certificate (EICR) (3 Bed) (£150 ex vat | £180 inc vat)

Electrical Safety Certificate (EICR) (4 Bed) (£160 ex vat | £198 inc vat)

Energy Performance Certificate - £75 (£90 inc VAT)

Deposit protection registration - £30 (£36 inc VAT)

Dealing with deposit disputes for non-managed properties – 20% (24% incl vat) of disputed amount, minimum charge apply £150 (£180 inc of VAT)

Serving Section 21 - £100 (£120 inc VAT)

HMRC Return for Non-resident Landlords - £100 (£120 inc VAT)

Income & Expenditure Report - £100 (£120 inc VAT)

Court Possession Order - £400 (£480 inc VAT)

Attending court as witness - £150 (£180.00 inc VAT)

Project management of refurbishment - 12% (14.4% inc VAT)

Arranging maintenance for non-managed properties - 18% (21.6 incl VAT) % of the bill amount payable upfront

Property visit (for non-managed properties) - £50.00 (£60 incl. VAT)

Waiting at property for contractors, etc. - £ 30per hour (£36 inc VAT)

Inventory Price list

Furnished	Inventory	Price inc. VAT	Check-in	Price inc. VAT	Inventory & check-in	Price inc. VAT	Interim-inspection	Price inc. VAT	Check out	Price inc VAT
1 Bedroom	£ 110	£132	£ 85	£102	£ 175	£210	£ 70	£84	£ 100	£120
2 Bedroom	£ 135	£162	£ 95	£114	£ 195	£234	£ 75	£90	£ 120	£144
3 Bedroom	£ 165	£198	£ 110	£132	£ 235	£282	£ 80	£96	£ 150	£180
4 Bedroom	£ 195	£234	£ 130	£156	£ 255	£306	£ 85	£102	£ 170	£204
5 Bedroom	£ 210	£252	£ 150	£180	£ 285	£342	£ 95	£114	£ 190	£228
Un- furnished	Inventory	Price inc. VAT	Check-in	Price inc. VAT	Inventory & check-in	Price inc. VAT	Interim-inspection	Price inc. VAT	Check out	Price inc VAT
1 Bedroom	£ 90	£108	£ 65	£78	£ 140	£168	£ 65	£78	£ 90	£108
2 Bedroom	£ 100	£120	£ 75	£90	£ 150	£180	£ 70	£84	£ 100	£120
3 Bedroom	£ 120	£144	£ 85	£102	£ 175	£210	£ 75	£90	£ 120	£144
4 Bedroom	£ 150	£180	£ 95	£114	£ 200	£240	£ 80	£96	£ 150	£180
5 Bedroom	£ 180	£216	£ 115	£138	£ 220	£264	£ 85	£102	£ 170	£204

Cleaning Prices

End of tenancy and after builders cleaning (excluding carpet cleaning)	
Studio flat (approx. 40 m ²)	£139
One bedroom property (approx 60 m ²)	£163
Two bedroom property (approx 80 m ²)	£189
Three bedroom property (approx 100 m ²)	£268
Four bedroom property (approx 130 m ²)	£320
Five bedroom	£420
Office or domestic cleaning (for at least 2 hours)	
Cleaning products not provided	£13/h
Cleaning products provided by the company	£15/h
Carpet cleaning (minimum charge - £60)	
Each bedroom/kitchen	£30
Living room / Dining Room	£40
Stairs	£3/each step
Landing	£10
Hallway	£18
Bathroom	£15
Upholstery cleaning	
Armchair	£35
2 – seated sofa	£50
3 / 4– seated sofa	£70
Dining chair	£15
Mattress cleaning	
Single bed	£18
Double bed	£25
King size bed	£30