

Landlord Services

	Premium Management Tenancy Set up: £300 15% of monthly rent amount	Management Tenancy Set up: £300 12% of monthly rent amount	Tenant Finding 75% of one months' rent (subject to a minimum fee of £600)
Property rental valuation	✓	✓	✓
Advertising the property on online portals, including quality photographs and preparation of floorplans	✓	✓	✓
Ensuring legal requirements are met	✓	✓	✓
Interviewing tenants and selection, detailed tenant referencing and credit checks (and guarantor if necessary)	✓	✓	✓
Creation and signing of tenancy agreement and guarantor agreement	✓	✓	✓
Right to rent checks	✓	✓	✓
Collection of first month's rent and deposit and transfer into your account (after any deductions)	✓	✓	✓
Collection of monthly rent (including a statement per property)	✓	✓	10% of the rent due (subject to a minimum fee of £720 per tenancy per year)
Periodic property inspections (initial visit after 3 months then 6 monthly thereafter)	✓	✓	£50.00
Dealing with any maintenance issues	✓	✓	POA
Ensuring all safety certificates are up to date	✓	✓	POA
Tenancy deposit administration fee	✓	£30.00	£30.00
Contract amendment fee	✓	£50.00	£50.00
Tenancy renewal	✓	£100.00	£100.00
Issuing legal notices	✓	£30.00	£60.00
Issuing rent increase notice	✓	£30.00	£60.00
Inventory check in at the start of the tenancy	✓	£50.00	£75.00

Deposit dispute resolution between landlord & tenant	2 hours Included £35.00 p/h (max 4 hours) £50.00 p/h thereafter	£50.00 p/h	£50.00 p/h
Response to deposit scheme arbitration in event deposit dispute resolution fails	1 hour Included £35.00 p/h (max 2 hours) £50.00 p/h thereafter	£50.00 p/h	£50.00 p/h
Rent/Legal Insurance	6 months included	6 months - £250.00	6 months - £250.00
		12 months - £300.00	12 months - £300.00
Additional property visits	£25.00 p/h An additional £50.00 p/h thereafter	£50.00 p/h	£50.00 p/h
Obtaining estimates & supervision of major works	5% of the net invoice	10% of the net invoice	10% of the net invoice
Rate for attending legal proceedings (court hearings)	£75.00 p/h	£75.00 p/h	£75.00 p/h
Key cutting administration	£25.00 (plus cost of key)	£25.00 (plus cost of key)	£25.00 (plus cost of key)
Detailed inventory report	POA	POA	POA
Detailed checkout inspection of the property	POA	POA	POA
Arranging Energy Performance Certificate (EPC)	POA	POA	POA
Arranging Gas Safety Certificate	POA	POA	POA
Arranging Electrical Installation Report	POA	POA	POA
Arranging Portable Appliance Testing (PAT)	POA	POA	POA
Arranging Legionella Risk Assessment	POA	POA	POA

All prices shown are inclusive of VAT.