



	LET ONLY	FULLY MANAGED
Commission	One Month's Rent	8% of Rental Income
Rent Appraisal	✓	✓
Marketing includes - Digital Photographs, walk through video and floor plan	✓	✓
Let board outside property	✓	✓
Accompanied viewings	✓	✓
Tenant Find - Referencing, credit check, tenancy agreement, deposit registration, guarantor agreement	✓	£600
Legal requirements to be met before moving a tenant into a property	✓	✓
Deposit registration with the DPS	✓	✓
Inventory including check in and checkout report	✓	✓
Rent collection by Direct Debit	X	✓
Tenancy Renewal (existing Tenancy)	£200	£200
Project Management	X	10% of Total Cost

Periodic Inspection	X	1 Periodic inspection Included in the Management fee per annum. Additional Reports £50 (Includes Professional Report)
Additional Property Visits (allowing access, meeting contractors, property visits)	X	£20
Handling of deposit and any disputes through the DPS	X	✓
Electronic Monthly Statements	X	✓
Changing over of Utility Accounts including Council Tax	X	✓
Annual rent review	X	✓
Moving tenants out at the end of tenancy and closing down utilities	X	✓

Additional Costs / Services

Full photographic inventory	From £120 - 1 Bedroom- Studio £120 2-3 Bedroom £145 4 Bedroom £200 5 Bedroom + Houses add £20 per room
Energy Performance Certificate	£85
Gas Safety Check	£85
EICR (Electrical Installation Condition Report)	£200