

Landlord Service Features	SET UP FEE £299+VAT		
	Let Only 1 Month's Rent inc VAT	Rent Management 10.8% inc VAT	Full Tenancy Management 13.2% inc VAT
Full market appraisal & suggested improvements	✓	✓	✓
Full colour internal & external photography	✓	✓	✓
Market your property on our website and major property portals including Rightmove, OnTheMarket & Zoopla	✓	✓	✓
Frequent updates of registered interest, scheduled viewings & viewing feedback	✓	✓	✓
100% accompanied viewings	✓	✓	✓
Tenant referencing including detailed credit, employment and previous landlord references, along with address history & Home Office right to rent	✓	✓	✓
Compliance & legislation advice	✓	✓	✓
Drafting and signing of the tenancy agreement	✓	✓	✓
Preparation of deregulatory documents and certificate of service	✓	✓	✓
Provide HMRC statement reports	✓	✓	✓
Collect first month rent in advance (cleared funds)	✓	✓	✓
Provide tenants with standing order instructions for rental payments	✓	✓	✓
Collect rent on a monthly basis & process via protected client account	✗	✓	✓
Chase late/overdue rents	✗	✓	✓
Payment by Faster Payments once received from tenant/s	✗	✓	✓
Monthly rental statements by email (Postal charge if required £6.25+VAT)	✗	✓	✓
Admin Fee to arrange gas safety, electrical safety & energy performance (per certificate)	£30+VAT	£30+VAT	✓
Manage Issues of repair, maintenance & remedial work (per job)	£90+VAT	£90+VAT	✓
Manage Issue of Emergency Repair	£150+VAT	£150+VAT	✓
Collect up to 5-weeks security deposit and when held by us, register with a government-approved Deposit Protection Scheme and continue to protect the deposit according to legislation	£48+VAT	£48+VAT	✓
Issue rent schedules and/or income & expenditure reports upon request	✗	£75+VAT	✓
Detailed landlord inspection report with photos (per visit)	✗	£96+VAT	£96+VAT
End of tenancy check out report	✗	£75+VAT	£75+VAT
Obtain rent guarantee policy & legal cover (per month)	✗	£30+VAT	£30+VAT
Full colour inventory/schedule of condition prior to commencement of tenancy	£150+VAT	£150+VAT	£150+VAT



Christopher
Stokes **CS**

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