

	<b>Platinum Service*</b>	<b>Gold Service</b>	<b>Silver Service</b>	<b>Bronze Service</b>
	<b>(Managed Plus)</b>	<b>(Managed)</b>	<b>(Rent Collection)</b>	<b>(Tenant Find)</b>
<b>Standard Charges</b>				
Tenancy set up fee (including inventory & check out report)	£395.00	£395.00	£395.00	60.00% of the first months rent
Monthly fee (of gross monthly rent received)	16.00%	10.00%	7.50%	N/A
Minimum monthly charge	£120.00	£80.00	£60.00	£500.00
Property inspections	Inc. in monthly charge	£30.00	£30.00	£30.00
Rent review & notices	Inc. in monthly charge	£30.00	£35.00	£35.00
Minimum contract length (landlord and agent)	18 months	12 months	12 months	N/A
<b>Legally Required Certificates</b>				
Energy Performance Certificate	Inc. in monthly charge	£110.00	£110.00	£110.00
Gas safety record & boiler service	Inc. in monthly charge	£95.00	£95.00	£95.00
EICR - Studios, 1 bed & 2 bed	Inc. in monthly charge	£199.00	£199.00	£199.00
EICR - 3 bed & 4 bed	Inc. in monthly charge	£225.00	£225.00	£225.00
EICR - 5 bed +	Inc. in monthly charge	To be discussed - dependent on size	To be discussed - dependent on size	To be discussed - dependent on size
<b>Recommended Certificates</b>				
Oil safety record & boiler service	Inc. in monthly charge	£125.00	£125.00	£125.00
Legionella risk assessment	Inc. in monthly charge	£90.00	£90.00	£90.00
Appliance Testing (PAT)	Inc. in monthly charge	£50.00 for the first appliance & £5.00 per additional appliance	£50.00 for the first appliance & £5.00 per additional appliance	£50.00 for the first appliance & £5.00 per additional appliance
<b>All Other Charges</b>				
Floorplan	£49.00	£49.00	£49.00	£49.00
Virtual video tour	£175.00	£175.00	£175.00	£175.00
Drone images	£175.00	£175.00	£175.00	£175.00
Rent guarantee insurance (1 year term)	Inc. in monthly charge	To be discussed -	To be discussed -	To be discussed -
Tenancy Renewals	Inc. in monthly charge	£125.00	£125.00	£125.00
Repair works, General Maintenance & Cleaning	No additional charge	No additional charge	10.00% of invoice	10.00% of invoice
Property Upgrade Works & Maintenance Projects	No additional charge	5.00% of invoice	10.00% of invoice	10.00% of invoice
Maintenance spot checks (for works over £500.00)	Inc. in monthly charge	£25.00	£30.00	£30.00
Deposit Adjudication Claims	Inc. in monthly charge	£75.00	£75.00	£75.00

All prices are subject to VAT and will have VAT added onto them.

We also do all of the following... for FREE!	<u>Platinum Service</u>	<u>Gold Service</u>	<u>Silver Service</u>	<u>Bronze Service</u>
	<b>Managed Plus</b>	<b>Managed</b>	<b>Rent Collection</b>	<b>Tenant Find</b>
Professional advice	Yes	Yes	Yes	Yes
Contactable 24/7 (for emergencies)	Yes	Yes	N/A	N/A
Market appraisal(s)	Yes	Yes	Yes	Yes
Maintenance & Certification Notification	Yes	Yes	N/A	N/A
To Let' Board	Yes	Yes	Yes	Yes
Professional standard photography	Yes	Yes	Yes	Yes
Marketing across top property search websites	Yes	Yes	Yes	Yes
Marketing on all of our social media platforms	Yes	Yes	Yes	Yes
Marketing review(s)	Yes	Yes	Yes	Yes
Taking all calls	Yes	Yes	Yes	Yes
Applicant Vetting	Yes	Yes	Yes	Yes
Applicant to viewing 'top 3' check	Yes	Yes	Yes	Yes
Booking viewings	Yes	Yes	Yes	Yes
Accompanied viewings	Yes	Yes	Yes	Yes
Viewing feedback	Yes	Yes	Yes	Yes
Applicant processing	Yes	Yes	Yes	Yes
Applicant referencing	Yes	Yes	Yes	Yes
Applicant right to rent checks	Yes	Yes	Yes	Yes (only initial check)
Tenancy preperation	Yes	Yes	Yes	Yes
Inventory	Yes	Yes	Yes	Yes
Tenancy move in appointment	Yes	Yes	Yes	Yes
First months rent management	Yes	Yes	Yes	Yes
Rent collection	Yes	Yes	Yes	N/A
Tenancy Adendums	Yes	Yes	Yes	Yes
Deposit registration	Yes	Yes	Yes	Yes
Utlity bill management	Yes	Yes	Yes	Yes
Invoice management	Yes	Yes	Yes	Yes
Immediate contact for maintenance	Yes	Yes	N/A	N/A
Immediate contact for notices	Yes	Yes	N/A	N/A
End of tenancy check out	Yes	Yes	Yes	Yes
Deposit returns report & proposal	Yes	Yes	Yes	Yes