

# Levels of Services NON-MANAGED OPTIONS

KEY: ✓ = included in service level + = included in service level at additional costs	Tenant Find £714 (£595 +VAT)	Rent Collection 10.8% (9% + VAT) Setup £474 (£395 + VAT)
Free rental appraisal/advice	✓	✓
Accompanied viewings	✓	✓
Online advertising and marketing plan: Rightmove, Zoopla, Prime Location, GB website, On The Market	✓	✓
Tenant referencing	✓	✓
Right to Rent checks	✓	✓
Tenancy Agreement	✓	✓
Serve correct docs to Tenant prior to tenancy	✓	✓
Smoke Alarm Test	✓	✓
Legal expenses only	+	+
Rent and legal protection cover		+
Deposit Protection Facility	+	+
Annual Income and Expenditure Reports		✓
Monthly Landlord Statements		✓
Rent arrears and recovery		✓
Tenant Checkout service and report	+	+
Serve all legal notices	+	+
Renewals/Rent reviews	+	+
Property inspections and report		
Property maintenance/online troubleshoot and reporting system for tenants		
Arranging wear and tear/damage remedial work		
Deposit reconciliation		
Professional schedule of condition/inventory	+	+
Energy Performance Certificate (EPC)	+	+
Gas Safety Certificate	+	+
Electrical Safety Certificate	+	+

## ADDITIONAL COSTS

Professional Schedule of Condition/Inventory			
No. of Bedrooms	Unfurnished	Fully/Part Furnished	Check Out
Studio	£96 inc VAT	£144 inc VAT	£90 inc VAT
1 Bedroom	£120 inc VAT	£168 inc VAT	£114 inc VAT
2 Bedrooms	£144 inc VAT	£192 inc VAT	£138 inc VAT
3 Bedrooms	£168 inc VAT	£222 inc VAT	£150 inc VAT
4 Bedrooms	£192 inc VAT	£288 inc VAT	£168 inc VAT
5 Bedrooms	£210 inc VAT	£360 inc VAT	£216 inc VAT
6 Bedrooms	£240 inc VAT	£360 inc VAT	£240 inc VAT

Rent and Legal Protection		
Item	Product	Price
Rent & Legal Expenses	Rent up to £1700pcm	£32.40 inc VAT pcm
Rent & Legal Expenses	Rent over £1700pcm	£38.40 inc VAT pcm

Miscellaneous	
Item	Cost
Renewal (Tenant Find)	£118.80 inc VAT
Renewal (Rent Collection)	£90 inc VAT
Deposit Protection	£6pm inc VAT
Deposit Protection (Tenant Find)	£90 inc VAT
Gas Safety Certificate	£90 inc VAT
Electrical Inspection	From £156 inc VAT
EPC	From £102 inc VAT

