

|  | <b>Managed<br/>15% (12.5% + VAT)<br/>Setup £474<br/>(£395 +VAT)</b> |
|--|---|
| <b>KEY:</b>  |   |
| ✓ = included in service level  |   |
| ✚ = included in service level at additional costs                                    |   |
| Rental appraisal/advice and guidance   | ✓   |
| Accompanied viewings   | ✓   |
| Online advertising and marketing plan: Rightmove, Zoopla, Prime Location, GB website | ✓   |
| Tenant referencing   | ✓   |
| Right to Rent checks   | ✓   |
| Tenancy Agreement  | ✓   |
| Serve correct docs to Tenant prior to tenancy  | ✓   |
| Smoke Alarm / CO Test  | ✓   |
| Rent and Legal protection cover / Legal Expenses only                                | ✚   |
| 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                                       | £120 inc VAT  | £180 inc VAT         | £102 inc VAT |
| 1 Bedroom                                    | £144 inc VAT  | £204 inc VAT         | £126 inc VAT |
| 2 bedroom                                    | £168 inc VAT  | £228 inc VAT         | £150 inc VAT |
| 3 Bedrooms                                   | £1192 inc VAT | £252 inc VAT         | £162 inc VAT |
| 4 Bedrooms                                   | £216 inc VAT  | £300 inc VAT         | £174 inc VAT |
| 5/6 Bedrooms                                 | £240 inc VAT  | £360 inc VAT         | £ inc VAT    |

| Rent and Legal Protection                    |                     |                                       |
|--|---------------------|---------------------------------------|
| Item   | Product             | Price                                 |
| Rent & Legal Expenses                        | Rent up to £1999pcm | £32.40 inc VAT pcm                    |
| Rent & Legal Expenses<br>Legal expenses only | Rent over £2000pcm  | £37.40 inc VAT pcm<br>£144 inc VAT pa |

| Miscellaneous          |              |
|------------------------|--------------|
| Item                   | Cost         |
| Renewal                | £132 inc VAT |
| Periodic rent review   | £90 inc VAT  |
| Deposit Protection     | £6pm inc VAT |
| EPC                    | £102 inc VAT |
| Gas Safety Certificate | £90 inc VAT  |
| Electrical Inspection  | £216 inc VAT |