

Levels of Services NON-MANAGED OPTIONS

KEY:	Tenant Find	Rent Collection
✓ = included in service level	50% of 1 st months' rent + VAT, subject to a minimum fee of £714 (£595 +VAT)	10.8% (9% + VAT) Setup £474 (£395 + VAT)
✚ = included in service level at additional costs		
Free rental appraisal/advice	✓	✓
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 Test	✓	✓
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	£120 inc VAT	£180 inc VAT	£102 inc VAT
1 Bedroom	£144 inc VAT	£204 inc VAT	£126 inc VAT
2 Bedrooms	£168 inc VAT	£228 inc VAT	£150 inc VAT
3 Bedrooms	£192 inc VAT	£252 inc VAT	£162 inc VAT
4 Bedrooms	£216 inc VAT	£300 inc VAT	£174 inc VAT
5 Bedrooms	£240 inc VAT	£360 inc VAT	£300 inc VAT
6 Bedrooms	£240 inc VAT	£360 inc VAT	£300 inc VAT

Rent and Legal Protection		
Item	Product	Price
Rent & Legal Expenses	Rent up to £1999pcm	£32.40 inc VAT pcm
Rent & Legal Expenses	Rent up to £2000pcm	£37.40 inc VAT pcm
Legal Expenses only		£144 inc VAT pa

Miscellaneous	
Item	Cost
Renewal (Tenant Find)	£150 inc VAT
Renewal (Rent Collection)	£132 inc VAT
Deposit Protection	£6pm inc VAT
Deposit Protection (Tenant Find)	£90 inc VAT
Gas Safety Certificate	£90 inc VAT
Electrical Inspection	£216 inc VAT
EPC	From £102 inc VAT