

# Management Package Options

## Tenancy set up fee - £250 Plus VAT (£300 Inc Vat) Applicable For All Package Options

Prepare Marketing details: Photos, Floorplan
Advertise On All Major Websites
Arrange & Accompany All Viewings
Reference & Credit Check Tenants
Right To Rent Checks
Full Compliance Check
Issue Contracts & Supporting Documents
Bond Deposit (via DPS)

Services	Fully Managed - Plus	Fully Managed	Rent Collection	Tenant Find Only
Fees - Based on monthly rent payable	15% plus Vat (18% inc VAT)	12% plus Vat (14.4% inc VAT)	8% plus Vat (10.8% inc VAT)	100% Of First Month Rent Inc VAT
Collect Rent & Issue Monthly Statements	✔	✔	✔	✘
Provide 24 Hour Emergency Contact For Tenants	✔	✔	✘	✘
Investigate & Provide Quotes For Maintenance Issues	✔	✔	✘	✘
Instruct & Arrange Appointments For Our Approved Contractors	✔	✔	✘	✘
Arrange Appointments For External Contractors	✔	£36 Inc VAT	✘	✘
Liaise With Third Party Contractors (eg Homecare, Domestic & General)	✔	£60 Inc VAT	✘	✘
Provide Yearly Gross Income & Expenditure Statements	✔	£36 Inc VAT	£36 Inc VAT	✘
Rent Protection & Legal Cover	✔	2.8% of rent payable (3.36% Inc VAT)	2.8% of rent payable (3.36% Inc VAT)	✘
Legal Cover Only	✔	1.6% of rent payable (1.92% Inc VAT)	1.6% of rent payable (1.92% Inc VAT)	✘
Service Of Legal Notices For Possession	✔	£60 Inc VAT	£120 Inc VAT	£120 Inc VAT
Arrange & Supply Via Our Approved Contractors: Gas Safety Certificate (GSR)	✔	£80	£80	£80
Electrical Condition Report (EICR)	✔	£180	£180	£180
Energy Performance Certificate (EPC)	✔	£100	£100	£100
Professional Inventory (subject to size of Property)	✔	£180-£400 Inc VAT	£180-£400 Inc VAT	£180-£400 Inc VAT
Professional Check Out	✔	£90 Inc VAT	£120 Inc VAT	£180 Inc VAT
Key Cutting	✔	Invoice Value	£18 Inc VAT Plus Invoice Value	£18 inc VAT Plus Invoice Value
Contract Renewals	✔	£90 Inc VAT	£90 Inc VAT	£180 Inc VAT
Negotiating A Rent Increase	✔	£36 Inc VAT	£60 Inc VAT	£90 Inc VAT
Additional Property Visits (In addition to Those included within our terms)	✔	£60 Inc VAT	£60 Inc VAT	£60 Inc VAT
Deposit Scheme Dispute, Providing Evidence To DPS	✔	£60 Inc VAT	£90 Inc VAT	£120 Inc VAT
Providing Documents For External Rent Protection Policy	✔	£120 Inc VAT	£120 Inc VAT	£120 Inc VAT
Court Appearance	✔	£120 Inc VAT	£120 Inc VAT	£240 Inc VAT
Purchasing items on behalf of the landlord	✔	£30 Inc VAT Plus Invoice Value	£30 Inc VAT Plus Invoice Value	£30 Inc VAT Plus Invoice Value

## Withdrawal/Termination Fees:

Withdrawing From An Agreed Let Prior To Tenant Moving In	£600 Inc VAT	£600 Inc VAT	£600 Inc VAT	£600 Inc VAT
Termination Of Our Contract Whilst Tenant In Situ within Initial 12 Month Period	£1,800 Inc VAT	£1,800 Inc VAT	£1,800 Inc VAT	Not Applicable
Termination Of Our Contract Whilst Tenant In Situ After Initial 12 Month Period	£1,200 Inc VAT	£1,200 Inc VAT	£1,200 Inc VAT	Not Applicable