

## LETTINGS & MANAGEMENT SERVICES

### LET ONLY SERVICE

- Market Appraisal giving professional experienced advice
- Internet and newspaper advertisement
- Mail shot by telephone, texting & email using database of prospective tenants
- Accompanied Viewings
- To Let Board
- Tenant selection and referencing
- Produce the Tenancy Agreement
- Move the tenant in, arrange the signing of documents and collection of funds

**FEES: TENANCY SET UP FEE £450**

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### FULLY MANAGED SERVICE

- All of the above **plus**
- Notifying utility companies of change of occupier
- Registering Bond
- Collecting & processing rental payments
- Arranging repairs and maintenance, paying invoices
- Property inspections
- Move out inspections
- Arrange with the return of the bond

**FEES: £300 SET UP FEE + 12% OF THE MONTHLY RENT**

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### FULLY MANAGED – PLUS SERVICE

- All of the services of our Fully Managed Service **plus**
- Rent Guarantee Insurance (Please note this does not cover void periods)

**FEES: £300 SET UP FEE + 15% OF THE MONTHLY RENT**

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### ADDITIONAL CHARGES:

Tenant Referencing Fee (Required if rent guarantee is taken)	-	£50
Condition & Inventory Report (Optional)	-	£110
Energy Performance Certificate (EPC) (Mandatory)	-	£100
Landlord Gas Safety Certificates (Mandatory)	-	£90 +
EICR's - (Mandatory)	-	£200
PAT – (Optional)	-	£125
Rent Review Fee (Optional)	-	£25
Contract Extension Fee (Optional)	-	£50
Carbon Monoxide Detector	-	£45 each