



Single Let Fully Managed Service & Fees



Our fully managed service means that **we will take care of everything** related to your property. We will find you the right tenant, collect your rent and deal with any property-related emergencies 24 hours a day. We understand how important it is to do regular inspections and to keep your property in good condition.

Our Fully Managed service includes:

- Free initial consultation to establish the best rental rate and how to market your property
- Marketing your property on the best websites
- Arranging and undertaking viewings at times that suit tenants
- Tenant interviewing and selection to ensure a good fit for your property
- Full tenant referencing, credit and right to rent checks
- Full guarantor referencing and obtaining guarantee (if applicable)
- Preparation and signing of the Tenancy Agreement
- Issuing all prescribed documentation ensuring legal requirements are met
- Lodging of tenant deposits with the Deposit Protection Service
- Check-in and check-out of tenants
- Ongoing collection of monthly rent and chasing any late rent payments
- Monthly statement of rent received and transfer into your account
- Periodic Inspections with full photographic records
- Emergency out of hours service
- Organising maintenance and repairs - No fees added
- Organising required safety certificates and EPC's
- Annual rent reviews and tenancy renewals - no extra charges

All of the above services are included for the below charges - no hidden extras or add-ons:

	Excluding Vat	Including Vat
Management fee	10% of rent collected	12% of rent collected
Tenant find fee	£200 + Inventory charge	£240 + Inventory charge

All tenant and client money is fully protected by our Client Money Protection Insurance and membership of UKALA. We are also members of the National Landlords Association.

Our prices for safety checks and additional services for Fully Managed Landlords are below:

	Excluding Vat	Including Vat
Professional photo and video package	Quoted per property	Quoted per property
Photographic Property Inventory (recommended)	Quoted per property	Quoted per property
Admin set-up fee to take over an already tenanted property	£150	£180
Landlords Safety and compliance checks including Gas Safety, Boiler Servicing, PAT testing, Legionella's Risk assessment, Fire Alarm testing, Electrical Installation certification and EPCs	From £60 - see Safety & Compliance price list	From £72 - see Safety & Compliance price list
Arrangement fees for works/refurbishment over £500	10% of works	12% of works
Additional property visits & services including surveyor visits, council licensing inspections.	£35 per hour	£42 per hour
Serving Section 21 & Section 8 Notice of Eviction	£95	£114



Single Let Tenant Find Service & Fees

If you're an experienced landlord, happy to look after the day-to-day management of the property yourself, but want someone else to market the property, undertake the viewings and set up the tenancy then our Tenant Find service is ideal for you.

As Landlords ourselves we know how important it is to **minimise voids** and keep your property rented but we also know how important it is to **find the right tenants**.

Our Tenant Find service includes:

- Free initial consultation to establish the best rental rate and how to market your property
- Marketing your property on the best websites
- Arranging and undertaking viewings at times that suit tenants
- Tenant interviewing and selection to ensure a good fit for your property
- Full tenant referencing, credit and right to rent checks
- Full guarantor referencing and obtaining guarantee (if applicable)
- Preparation and signing of the Tenancy Agreement
- Issuing all prescribed documentation ensuring legal requirements are met
- Collection of the first month's rent and deposit
- Statement of monies collected and transfer into your account
- Check-in of tenants

All of the above services are included for a fixed fee:

	Excluding Vat	Including Vat
Tenant find fee	60% of one month's rent + Inventory charge	72% of one month's rent + Inventory charge

No hidden extras

All tenant and client money is fully protected by our Client Money Protection Insurance and membership of UKALA. We are also members of the National Residential Landlords Association.

We can offer **additional services** for Tenant Find Landlords as per below:

	Excluding Vat	Including Vat
Professional photo and video package	Quoted per property	Quoted per property
Photographic Property Inventory (recommended)	Quoted per property	Quoted per property
Tenancy renewals & rent increases	£75	£90
Checking tenants out of the property at the end of the tenancy	£75	£90
Arrangement fees for works/refurbishment over £500	10% of works	12% of works
Additional property visits/services	£35 per hour	£42 per hour