


	Let Only	Fully Managed
Advice on appropriate rent	Included	Included
Advice on refurbishment	Included	Included
Advice on legislation compliance	Included	Included
Marketing from city centre office & internet inc Rightmove and OnTheMarket	Included	Included
Carrying out accompanied viewings	Included	Included
Comprehensive referencing of tenants	Included	Included
Ensuring compliance with Right to rent and residency legislation	Included	Included
Preparing tenancy agreements	Included	Included
Preparing inventory	Included	Included
Collecting 1 <sup>st</sup> month's rent & security deposit	Included	Included
Arrange standing order for rent payments	Included	Included
Notify utilities & council of new tenancy	Included	Included
Collect monthly rent	6% of rent *	Included
Pay rent to landlord & monthly email statement	Inc in 6%*	Included
Chase rent arrears & advise on further action.	Inc in 6%*	Included
Arrange routine repairs		Included
Serving statutory notices S21 S8	£70	Included
Carry out property inspections & report	£70	Included
Hold keys throughout tenancy		Included
End of tenancy inspection/checkout	£130	Included
End of tenancy notifying utilities	£25	
Additional non standard visits	£45	£45
Annual statements	£40	£40
Overseas bank transfer	£40	£40
Tenancy renewals	£150	£150

Sheltering deposit & registration with TDS	<b>£40</b>		<b>£40</b>
Arranging works over £750			<b>12% of invoice</b>
<b>Our charges for Residential lets</b>	<b>Rent pm</b>	<b>Fee</b>	<b>12% of rent</b> <b>Tenant find &amp; set up</b> <b>£525</b>
	<£600	£585	
	£601-700	£675	
	£701-800	£765	
	£801-900	£885	
	£901-1000	£950	
	+£1000	£1000	
<b>All fees include any relevant taxes</b>			

**Ask for details of our non-residential lettings fees**

 <p><b>Independent Redress provided by:</b></p>	 <p><b>Clients money protection provided by</b></p>
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**We are Licensed members of Safeagent (Formally NALS). Licence No A5276**