



Service	Let only 8%	Let and rent collection 10%	Let and fully managed 15%
Market appraisal	Yes	Yes	Yes
Comprehensive and proactive marketing	Yes	Yes	Yes
Accompanied viewings	Yes	Yes	Yes
Negotiating tenancy terms	Yes	Yes	Yes
Full referencing	Yes	Yes	Yes
Right to rent checks	Yes	Yes	Yes
Ensure all prescribed information is served	Yes	Yes	Yes
Manage Inventory and check-in	Yes	Yes	Yes
Advising in relation to steps to be taken to ensure legal compliance prior to tenancy	Yes	Yes	Yes
Collect and distribute initial funds	Yes	Yes	Yes
Tenancy set up fee	£240	£240	£240
Collect and hold security deposit as stakeholder and register in deposit scheme	£35	Yes	Yes
Collection of rent and provision of monthly statement		Yes	Yes
Provision of annual statement for tax return		£45	Yes
Key holding service			Yes
Repairs and maintenance overseen			Yes
Property inspection and reporting			2 free included p/year
Utilities changeover			Yes
Management of Legionnaires risk assessment		£60 plus cost of certificate	Yes



Service	Let only 8%	Let and rent collection 10%	Let and fully managed 15%
Deposit negotiations		£110	Yes
Arrange EICR (5 yearly)		£60 plus cost of certificate	Yes
Arrange EPC Certificate (10 yearly)		£60 plus cost of certificate	Yes
Arrange gas safety certificate (annual)		£60 plus cost of certificate	Yes
Rent and legal protection		POA	POA
Legal protection only		POA	POA
Key cutting fee			Cost of keys
Waiting at property for contractors if needed			£75 per hour
Inventory	POA	POA	POA
Project management works	10%	10%	10%
Attendance court tribunal	£150/hr	£150/hr	£150/hr
Issuing notices	£60	£60	£60