



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	N/A	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	N/A	£245	£245
Collect and hold security deposit as stakeholder and register in deposit scheme	Yes	Yes	Yes
Collection of rent and provision of monthly statement	N/A	Yes	Yes
Provision of annual statement for tax return	N/A	£45	£45
Key holding service	N/A	N/A	Yes
Repairs and maintenance overseen	N/A	N/A	Yes
Property inspection and reporting	N/A	£75 inspection	2 free included p/year
Utilities changeover	N/A	Yes	Yes
Management of Legionnaires risk assessment	N/A	£60 plus cost of certificate	Yes + cost of certificate



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Deposit negotiations	N/A	Yes	Yes + cost of certificate
Arrange EICR (5 yearly)	N/A	£60 plus cost of certificate	Yes + cost of certificate
Arrange EPC Certificate (10 yearly)	N/A	£60 plus cost of certificate	Yes + cost of certificate
Arrange gas safety certificate (annual)	N/A	£60 plus cost of certificate	Yes + cost of certificate
Rent and legal protection	£420 / annum	£35pcm	£35pcm
Legal protection only	£240 / annum	£20pcm	£15pcm
Key cutting fee	N/A	N/A	Cost of keys
Waiting at property for contractors if needed	N/A	N/A	£30/half hour
Inventory	N/A	Yes + cost of inventory	Yes + cost of inventory
Project management works	10%	10%	10%
Attendance court tribunal	£150/hr	£150/hr	£150/hr
Issuing notices	£135/hr	£135	£135