

Our Fees and Services

Tenant Find

	Fully Managed Service	Managed Lite	Tenant Find Only
	Tenant Find fee of £600 (deducted from 1st months rent)	Tenant Find fee of £600 (deducted from 1st months rent)	One months rent (capped at £900, minimum charge £600)
Advice as to market rent. Listing on Rightmove, Zoopla, our website, social media and our database. Assess application forms and fully reference prospective tenants (including credit checks.) Immigration checks prior to move in.	✓	✓	✓
Accompanied viewings if required.	✓	✓	✓
Deposit collected and registered in approved scheme with compliance paperwork issued.	✓	✓	£90
Comprehensive photographic inventory prior to move in.	✓	£150	£150
Landlord withdrawal fee- if we have found a tenant for your property.	£150	£150	£150

Ongoing Tenancy Management

Ongoing Tenancy Management.	13.8% of the monthly rental income	8.4% of the monthly rental income	-
Certificate compliance (Gas, EICR & EPC.)	✓	✓	-
Rent collection and arrears chasing.	✓	✓	-
Rent increase negotiations.	✓	✓	£75
Ongoing Right to Rent Checks.	✓	✓	-
Maintenance management.	✓	-	-
Admin fee for arranging insurance company compliance certs (i.e. British Gas.)	£25	£25	-
Mid-term Inspections.	✓	£75	£75
Deposit Disputes.	✓	£75	£75
Check Out.	✓	£100	£100

Standalone Fees

Attending court on landlords behalf.	£180	£180	-
Attending bailiffs appointment.	£120	£120	-
Managing vacant property interim works.	12% of contractor invoices	12% of contractor invoices	-
Inspections on vacant properties.	£40	£40	-
HMO licence applications.	£200	-	-
Third party information gathering i.e. insurance claims.	£75	£75	-
CO alarm.	£40	£40	-
Smoke alarm.	£40	£40	-
Annual compliance review.	✓	✓	£50