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Full Management Service- Fees

Management fee: 12% of the gross monthly rent (10% plus VAT);

Referencing Tenants: £105 per tenant (including VAT) *referencing prospective tenant, (financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms), accompanied check-in;*

Referencing Guarantors: £60 per guarantor (including VAT) *referencing the prospective tenant's guarantor and preparing Deed of Guarantee*

Initial set up fee: £50 - £250 (including VAT) *depending on the size of property and whether furnished or un-furnished - includes agreeing market rent and finding a tenant; guidance on compliance with statutory provisions and letting consents; marketing and advertising on relevant portals; carrying out accompanied viewings, the preparation of detailed inventory and preparation of the Tenancy Agreement;*

Checkout fee: £50 - £200 (including VAT) *depending on the size of property and whether furnished or un-furnished - includes end of tenancy inspection check-out, inventory update and as applicable, new tenant find (including carrying out accompanied viewings and preparation of the Tenancy Agreement);*

Non-routine management: £30 (including VAT) per hour *includes refurbishment and supervision of major works (e.g. replacement kitchens and bathrooms etc.) and management of insurance claims;*

Security deposit handling and management fee: £6 (including VAT) per month *covers the costs relating to the TDS (Deposit protection), TPO (The Property Ombudsman-redress scheme) and CMP (Client Money Protection scheme);*

Homewatch service: £30 (including VAT) *for unoccupied properties (when requested by the landlord for insurance purposes);*

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Let Only Service- Fees

Let only service: 60% of first month's rent (50% plus VAT) for each new tenancy [e.g. if your monthly rent was £1000.00, the management fee including VAT would be £600.00.] This is an example only- if the monthly rent is higher or lower than the example given the commission fee will be correspondingly higher or lower]

(includes agreeing market rent and finding a tenant; guidance on compliance with statutory provisions and letting consents, marketing and advertising on relevant portals; carrying out accompanied viewings and preparation of the Tenancy Agreement);

(inventory preparation, checkout and deposit dispute management not included)

Referencing Tenants: £105 (including VAT) per tenant *referencing prospective tenant, (financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms), accompanied check-in;*

Referencing Guarantors: £60 (including VAT) per guarantor *referencing the prospective tenant's guarantor and preparing Deed of Guarantee;*

Tenancy Renewal: 30% (including VAT) of one month's rent *arranging a further fixed term, or reviewing and implementing any increase in the rent to an existing tenant;*

Inventory Preparation: £50 - £250 (including VAT) *depending on the size of property and whether furnished or un-furnished*

Check-out: £50 - £200 (including VAT) *inventory inspection and check-out at end of tenancy*

Deposit dispute administration charges: £30 (including VAT) per hour *when a deposit dispute goes to adjudication with the Tenancy Deposit Scheme*