

We provide the services you need to maximise your return, help you make the right choices and give you peace of mind.

Select the best Service Package to suit *your* requirements. We can also offer a service tailored to your needs.

What's included	Service Package			
	Tenant Find	Rent Collection	Fully Managed	Fully Managed (Premium)
Initial fee	One month rent (min £500) + VAT	£375 (VAT incl)	£375 (VAT incl)	£375 (VAT incl)
On-going fee rate (plus VAT @ prevailing rate)	0%	10%	12.5%	15%
Visit property, advise on marketing, legal aspects and potential rent	★	★	★	★
Market property online at Simply Let and on national web portals	★	★	★	★
Arrange accompanied viewings	★	★	★	★
Comprehensive tenant referencing and confirmation of ID	★	★	★	★
Digital Inventory and Record of Condition for each new tenancy (at additional cost of £90 - £150 incl. VAT)	★	★	★	No cost applies
Property photographs and Floor Plan	★	★	★	★
Arrange legally compliant Tenancy Agreement & associated documentation	★	★	★	★
Issue statutory Tenant Information Pack to tenant	★	★	★	★
Collect security deposit and transfer to landlord	★	★		
Collect and lodge security deposit and issue prescribed information to tenant			★	★
Accompanied tenant check-in/check-out			★	★
Notify utility companies and council tax department of change of occupancy			★	★
Collect rent and credit to landlord		★	★	★
Issue monthly statements to landlord		★	★	★
Regular periodic visits and report to landlord			★	★
Serve Notice to Quit if required			★	★
Dealing with return of deposit			★	★
Regular rent reviews		★	★	★
Manage statutory repairs up to agreed value			★	★
Arrange safety testing as required			★	★
Deal with ongoing management and any emergencies			★	★
No documentation or inventory fees at renewals of tenancy				★
Free Energy Performance Certificate (EPC) if required.				★