



Find Tenant only (silver) service:

This service is available for a one payment of £375 each time we let your property, this fee is subject to added VAT at 20% (Total fee payable £450)

- ✓ We will provide you with a free valuation & market appraisal of your property
- ✓ Your property will be advertised on Zoopla, On the Market, Prime location, Residential People & our own website
- ✓ We will conduct viewings of your property with potential tenants
- ✓ We will complete a reference check on the in – going tenants to include employment references, current landlord references, full credit check & right to rent in the UK.
- ✓ We will draw up the assured short hold tenancy agreement for landlord & tenant signature
- ✓ We will collect the initial rent along with the deposit
- ✓ Our fees will be deducted from the initial rent received and then the balance transferred into your chosen bank account
- ✓ We will advise the necessary utility companies of the change in tenancy

*Please note that all deposit money needs to be registered with a Government approved scheme & the required prescribed information needs to be given to the tenants within 30 days.

Charges for additional services

If you have opted for the finder's only service, the following services are available at an additional cost, should you wish to add any of the extras to your service then please let us know as soon as possible. Please note that VAT is included on the displayed prices.

- Detailed inventory & photos £100.00
- Check in at property with tenant £50.00
- Periodic inspection £50.00
- Service of Section 21 notice £75.00
- Service of Section 8 notice £75.00



Fees are taken from the rent once the property is let as we operate a no let no fee policy

You can protect yourself against rent arrears and associated legal fees from £160 per year inclusive of VAT.

Rental warranty is not available for non-managed properties

VAT registration number: 231041567

Full management (Gold) service:

This service is charged with a set-up fee of £300 and a monthly management fee of 10%. Our fees are subject to added VAT @ 20%

We can offer a reduced monthly fee of 9% inclusive of VAT for Landlords with multiple properties of three or more

- ✓ We will provide you with a free valuation & market appraisal of your property
- ✓ Your property will be advertised on Zoopla, On the Market, Prime location, Residential People & our own website
- ✓ We will show potential Tenants around the property
- ✓ We will complete a reference check on the in – going tenants to include employment references, current landlord references, full credit check & right to rent in the UK.
- ✓ We will check the Tenants have the right to rent in the UK
- ✓ We will draw up the initial Tenancy agreement
- ✓ We will inform all utility Companies & local authority of change of occupier
- ✓ We will collect the initial rent along with the deposit & we will register the damage deposit & serve the legally required prescribed information
- ✓ We collect the rent monthly from the tenant & pay you by bank transfer
- ✓ A remittance statement will be sent to you every month.
- ✓ Inspections are completed every four months with a full report
- ✓ All maintenance is dealt with by us, so your Tenant doesn't contact you
- ✓ You can appoint your own contractors to complete work for you
- ✓ We will carry out a full check out of the property at the end of the tenancy
- ✓ A full yearly statement can be prepared & sent to you for your tax return
- ✓ We will serve any legally required notices during the tenancy.
- ✓ We will ensure that your property is legally compliant.

Charges for additional services

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| ● Detailed inventory & photos | £100.00 |
| ● Renewal of tenancy agreement | £75.00 |
| ● Maintenance cover | £225.00 |

Charges for safety certification

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| ● Gas safety check | £75.00 |
| ● Energy Performance Certificate | £75.00 |
| ● Legionnaires Risk Assessment | £75.00 |
| ● Electrical safety check | from £140.00 |
| ● Portable appliance Test | from £50.00 |

Please note that VAT is included on the safety certification prices

Excellent



Customer Reviews

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