

Landlord services

Services	Letting and Full Property Management Service	Letting & Rent Collection	Letting services
Arranging payment of service charges direct from collected rent	✓		
Property inspections including photographic reports	✓		
Help desk open to log maintenance issues 24 hours a day	✓		
Dedicated portfolio manager	✓		
Management of maintenance and repairs	✓		
Pre-tenancy inspections	✓		
Co-ordinating pre-tenancy requirements such as furniture orders, maintenance matters, etc.	✓		
Dealing with insurance queries and obtaining quotes for works where required	✓		
Co-ordinating contractor visits	✓		
Repairs carried out by vetted local tradespeople at competitive rates	✓		
Managing the deposit release and any disputes at the end of the tenancy	✓	✓	
Fees spread over the term of the tenancy	✓	✓	
Chasing for rent arrears	✓	✓	
Monthly statements	✓	✓	
Printed annual statement for you and your tax adviser, on request	✓	✓	
Rent collection by standing order/payment plan, with rent transferred into your account	✓	✓	
Professional photography and floor plans for marketing your property	✓	✓	✓
Promotion of your property across our network of local offices	✓	✓	✓
Annual gas safety check and certificate*	✓	✓	✓
Check-in and check-out of tenancy inventory report by professional independent specialists*	✓	✓	✓
Deposit registration and relevant certificates issued	✓	✓	✓
Annual property appraisal	✓	✓	✓
Innovative marketing including mobile and social media channels	✓	✓	✓
Rent guarantee and legal protection*	✓	✓	✓
Professional property advertising	✓	✓	✓
Professional reference and credit checks	✓	✓	✓
Tenancy agreement prepared (at no additional cost)	✓	✓	✓
Reappraisal of rental value at renewal	✓	✓	✓
Serving relevant notices when required	✓	✓	✓
PAT test on all electrical appliances*	✓	✓	✓
Cleaning at the beginning and end of tenancy*	✓	✓	✓

*Additional charges may apply



Landlord fees

Lettings Fees

Sole Agency

Letting Service Only	9.6%-12% (8%-10%+VAT)
Letting and Rent Collect Service	12% (10%+VAT)
Property Management Service	Additional 7% (6%+VAT)

Multi Agency

Additional 2.4% (2%+VAT) to all sole agency fees listed above

Renewals Fees

8.4% (7%+VAT)

Check-in or Check-out (£110.00–£240.00 incl. VAT)

If a professional inventory is done there will be a cost payable.

Typically, the Landlord will pay for the preparation of the inventory at the beginning of the tenancy and the tenant will be liable at the end of the tenancy.

Arrangement Fee for works over £1,000.00 – 12% of net cost of works

This includes arranging access and assessing costs with contractor.

Ensuring work has been carried out in accordance with the specification of works

Same day bank transfers: £30.00 (incl. VAT)

Standard 3 day bank transfer at no cost

