



Tenant Find Service **80% of Monthly Rental income**

Charge covers:

- ✓ Rental valuation
- ✓ Details on the current market condition and letting potential
- ✓ Photographs and Floor Plan
- ✓ Advertise property on main portals
- ✓ Find a tenant that meets the landlord requirements
- ✓ Complete viewings and Negotiate offers received
- ✓ Advise landlord on most compatible tenant
- ✓ Obtain satisfactory Reference chosen tenants
- ✓ Collect first months rent
- ✓ Transfer deposit and remaining rent to landlord

Rent Collection **£400 set up cost PLUS 10% charge**

Charge covers Tenant Find service PLUS:

- ✓ Collecting rent on monthly basis
- ✓ Monthly rental statements
- ✓ Chase any rent arrears
- ✓ Reminders for Legal requirements (GSC, EICR, EPC, CO alarm)
- ✓ Tenancy Renewal and Rent Review Reminder
- ✓ Manage and provide support for claims (should rent protection be in place)

Fully Managed **£550 set up cost PLUS 12% charge**

Charge covers all the above PLUS:

- ✓ First point of contact for tenants reporting maintenance & Liaising with landlord for approval
- ✓ Answering tenant queries
- ✓ Tenant - 24/7 access to a mobile number for emergencies
- ✓ Advising utility company of new tenant details & meter readings, where possible
- ✓ Tenant access to online maintenance reporting
- ✓ Process all invoices for maintenance against rental account
- ✓ Inspection reports every 6 months - to include photographs & any maintenance reported
- ✓ Reduced tenancy renewal and section 13 fees
- ✓ Reduction on issuing of legal notices - Section 21 and/or Section 8

Additional Non-Optional Charges – If applicable	
Deposit Registration Fee	£35
In House Referencing	£50
Right to rent checks	£10
Inventory or Checkout report	Third Party Costs
Floorplan	£25
Section 13 Notice	£95
Utilities & Council Tax matters	£75+ (case by case basis)
Inspection Packages:	
Level 1 – Included in commission. A General Check	
Level 2 – Images, Report, Internal & External General Checks	Additional £125
Premium Level – Everything in Level 2 as well as additional features: Gutters fascia, doors, Roof, garage, driveways, Ventilation (moisture check), Signs of pests, safety concerns	Additional £175

Addition Charges – Optional	
Addendum to Tenancy Agreement	£40
Eviction Advice – per hour	£50
Section 8 Notice	£150
Court attendance	£50
Large Maintenance jobs over £500	15% charge
Transfer of deposit to landlord's own scheme	£50
Tax submission end of year statement	£50

Compliance Charges	
Gas Safety Certificate	£95
Electrical Safety Report	£180
Energy Performance Certificate	£80
Carbon Monoxide Alarm placement	£40
Check Smoke & Carbon Monoxide alarm & replace battery if required & make a record	£75
Annual Compliance Check	£150

Rent & Legal Protection charge – 12 month policy	
HomeLet Rent Guarantee	£395