

Service (all charges quoted are inclusive of VAT)	Fully Managed	Let Only
Tenancy Set Up Charge	395	495
Free current market appraisal	✓	✓
Advertising and promoting your property on portals, our own website and social media	✓	✓
Matching your property to registered applicants	✓	✓
'To Let' board (if permitted)	✓	✓
Accompanied viewings (where applicable)	✓	✓
Obtaining tenant(s) references, Credit Check(s) and Right to Rent Check(s)	✓	✓
Arrange check in with tenant	✓	✓
Tenancy Agreement and legally prescribed information	✓	✓
Photographic Inventory and Statement of Condition	✓	✓
Notify Water Rates & Council Tax	✓	✓
Accompanied move in appointment with tenant	✓	✓
Deposit collection, registration and protection under MyDeposits scheme	✓	✓
Management fee per calendar month	12%	
12 months' rent guarantee and legal protection	6%	
Rent collected, processed and monthly statement emailed to you	✓	
Pursue non-payment of rent and advise on rent arrear actions	✓	
Property repairs quoted, scheduling and monitored (including obtaining up to 2 quotes)	✓	
Periodic property inspections (with photos optional)	✓	£50
Tenancy renewals including new Tenancy Agreement, legally prescribed documentation and deposit re-protection	✓	
Notice of possession under Section 21	✓	
Notice of possession under Section 8	✓	
Service of a Section 13 notice (to increase rent)	✓	
Accompanied check out appointment with tenant	✓	£50
Deposit dispute evidence submitted to MyDeposits	✓	
Notify Water Rates & Council Tax	✓	
Copy Statement/Documents or Annual Statement	✓	✓