

PRICE LIST

Please see below a list of our fees typically charged to Landlords. If you have any questions, please do not hesitate to get in contact.

Please note that our rent collect and fully managed services are subject to an initial set up fee of **£420 (inclusive of VAT)** and **£600 (inclusive) for Student HMO's**

First Months' Rent +
VAT

Tenant Find Only Service

- Luke is your Dedicated Property Advisor
- Arrange Professional Photography, Videography & Floorplan
- Advertise and market the Property;
- Arrange and conduct viewings with prospective tenants;
- Report to the Landlord concerning all offers received;
- Arrange prospective tenant referencing via a third-party referencing company and provide copies of the signed inventory/schedule of condition to both Landlord and Tenant;
- Negotiate appropriate tenancy terms with the Tenant(s);
- Conduct Right to Rent checks on the Tenant(s);
- Draft and arrange signature of the tenancy agreement;
- Serve the tenancy compliance documentation



Tenant Find Only Service

- Collect the Deposit and, where applicable, protect the Deposit with the Deposit Scheme Administrator and serving the prescribed information upon the Tenant(s) within 30 days of receipt of the Deposit;
- Where the deposit is initially received and protected by the Agent, it will be transferred to the Landlord to be re-protected in the Landlord's name following tenancy commencement, unless the Landlord instructs the Agent to continue to hold the deposit;
- If applicable, liaise with guarantors and arranging appropriate guarantor agreements;
- Arrange an inventory and schedule of condition of the Property and supply it to all parties;
- Arrange for collection of keys
- Remit any cleared rent held (less Tenancy Commission and Fees) to the Landlord upon termination (if applicable)



PRICE LIST

9.6% (inclusive of VAT) per month

Rent Collection service

- Luke is Your Dedicated Property Advisor
- Professional Photography, Videography & Floorplan
- Arrange and conduct viewings with prospective tenants;
- Report to the Landlord concerning all offers received;
- Arrange prospective tenant referencing via a third-party referencing company and provide copies of the signed inventory/schedule of condition to both Landlord and Tenant(s);
- Negotiate appropriate tenancy terms with the Tenant(s);
- Conduct Right to Rent checks on the Tenant(s);
- Draft and arrange signature of the tenancy agreement
- Serve the tenancy compliance documentation (including: Energy Performance Certificate (EPC), Gas Safety Certificate, Electrical Installation Condition Report (EICR)
- Collect the Deposit and, where applicable, protect the Deposit with the Deposit Scheme Administrator and serving the prescribed information upon the Tenant(s) within 30 days of receipt of the Deposit;
- If applicable, liaise with guarantors and arranging appropriate guarantor agreements;
- Arrange an inventory and schedule of condition of the Property and supply it to all parties;
- Arrange for collection of keys.
- Collect Rent;



Rent Collection service

- Deduct Commission and Fees in line with the Agreement and transfer payment of the remaining balance to the Landlord by way of bank transfer within 5 days of receipt of cleared funds;
- Submit monthly statements of account by email unless otherwise agreed;
- Inform the Landlord if the Tenant is in Arrears;
- Chase the Tenant for payment of any Arrears. Arrears pursuit is limited to reminders and correspondence; legal action requires the Landlord's separate written instruction;
- If the Tenant is in significant arrears, serve notice for possession under Section 8 of the Housing Act 1988;
- Remit any cleared rent held (less Tenancy Commission and Fees) to the Landlord upon termination.



PRICE LIST

14.4% (inclusive of VAT) per month

Fully Managed Service

- Luke is Your Dedicated Property Advisor
- Professional Photography, Videography & Floorplan
- Advertise and market the Property;
- Arrange and conduct viewings with prospective tenants;
- Report to the Landlord concerning all offers received;
- Arrange prospective tenant referencing via a third-party referencing company and provide copies of the signed inventory/schedule of condition to both Landlord and Tenant(s);
- Negotiate appropriate tenancy terms with the Tenant(s);
- Conduct Right to Rent checks on the Tenant(s);
- Draft and arrange signature of the tenancy agreement
- Serve the tenancy compliance documentation
- Collect the Deposit and, where applicable, protect the Deposit with the Deposit Scheme Administrator and serving the prescribed information upon the Tenant(s) within 30 days of receipt of the Deposit;
- If applicable, liaise with guarantors and arranging appropriate guarantor agreements;
- Arrange an inventory and schedule of condition of the Property and supply it to all parties;
- Arrange a Check-out Inspection and report at the end of the tenancy
- Arrange a pre-tenancy clean if required
- Arrange for collection of keys;
- Collect Rent;



Fully Managed

- Deduct Tenancy Commission and Fees in line with this Agreement and transfer payment of the remaining balance to the Landlord by way of bank transfer within 5 days of receipt of funds;
- Submit monthly statements of account by email if requested unless otherwise agreed;
- Inform the Landlord if the Tenant is in Arrears;
- Chase the Tenant for payment of any Arrears. Arrears pursuit is limited to reminders and correspondence; legal action requires the Landlord's separate written instruction;
- Rent Guarantee Insurance Administration: The Agent will manage the administrative process of filing and progressing any claims in the event of Tenant default
- Conduct a review of the rent upon the first 12 months of the Tenancy; and if suitable, serve the necessary notice to increase the rent;
- [If the Tenant is in significant arrears, serve notice for possession under Section 8 of the Housing Act 1988].
- If applicable, serve notice for possession under Section 21 of the Housing Act 1988 (where permitted by law)
- Hold keys securely;
- Act as the main point of contact for the Tenant;
- Notify utility providers and the local authority of changes in occupancy at the commencement of the Tenancy;
- Conduct periodic property inspections and report findings to the Landlord;
- Arrange and oversee day-to-day repairs and maintenance on the Landlord's behalf up to an authorised cost limit of £500 per individual instruction, without prior reference to the Landlord.
- Float Management: The agent will hold a "float" (e.g., £500) from the rent to pay for repairs.



Fully Managed

- For any works or expenditure exceeding this limit, the Agent will seek the Landlord's approval before proceeding, except in cases of emergency where urgent action is required to protect the property, comply with legal obligations or ensure tenant safety. The Agent will account to the Landlord for all costs incurred and provide invoices or receipts upon request.
- Arrange access for contractors, inspections, or emergencies as required;
- Respond promptly to emergency repairs and taking necessary action to safeguard the Property and occupants;
- Arrange an annual boiler service if applicable;
- Arrange an annual Gas Safety Certificate if applicable
- Arrange Electrical Inspection Condition Report when required;
- Managing the deposit return process at tenancy end, including proposing deductions and handling disputes under the relevant scheme;
- Remit any cleared rent held (less Tenancy Commission and Fees) to the Landlord upon termination.



Additional Fees Inclusive of VAT

- Major Works Fee (Over £1000): 12% of the contractor's invoice
- Additional Property Visit at the request of the landlord: £42.00.
- Unoccupied Property Visit: £60.00.
- Waiting at Property / Hourly Rate: £60.00 per hour.
- Shopping Fee (Arrangement): £42.00.
- Key Cutting (Arrangement): £12.00.

