

Management, Let Only Fees & Services

Services Include	Let Only 70% of First month' rent INC VAT Minimum £600 INC VAT	Fully Managed Set up fee of £600.00 Including Vat plus 15% including VAT of the monthly income
A guide to the rental value of your property based on the current rental market	√	√
Providing guidance and advice to comply with legal landlord obligations.	√	√
Advertising your property to include a floor plan, full colour particulars and marketing on relevant online platforms inclusive of social media.	√	√
To let board (optional)	√	√
Accompanied viewings	√ (optional)	√
Tenant find & reference check inclusive of Right to rent check, credit check, current landlord and an income reference.	√	√
Collection of deposit and register with the TDS	√	√
Preparation of the Assured Shorthold Tenancy Agreement with E-sign option.	√	√
Advise on non- residence tax status and HMRC (if relevant)	√	√
Preparation of the inventory condition report with 360-degree pictures of each room added.	√	√
Collect and remit initial months' rent	√	√
Organise Gas & Electrical safety check throughout the tenancy to follow compliance rules.		√



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Make any HMRC deduction & provide tenant with the N8L8 (if relevant)		√
Advise local authority and utility providers with the change of tenancy.	√	√
Energy performance certificate	Extra charge £90 INC VAT	Extra charge £90 INC VAT
Key Handover	√	√
Pursue non- payment of rent and provide advice on rent arrear action		√
Periodic property inspection with report and pictures.		√
Monthly/ Annual statements to Landlords		√
liaising with Landlord regarding works required and cost		√
Organising Contractors to carry out minor works and repairs		√
Emergency contact point for tenants & landlords		√
Arranging the move out and final property check	Fee to be advised	√
Dealing with day to day management issues		√
Section 13- Rent increase		√ - £150 fee if disputed through FTT
Section 8- Eviction		√- Fee to be advised