

LET ONLY SERVICE

Our **STANDARD** Let Only Service is priced at £595 including VAT and comprises of the following:

- Free market appraisal and professional advice on current market trends
- Professional advice on ensuring your property is fully compliant to rent out
- Take professional high quality marketing photos of your property, full 360 degree virtual tour and complete video viewing of the property (subject to the property being adequately prepared for virtual viewings)
- Unlimited marketing of your property on our website and on property portals Zoopla.co.uk, Primelocation.com, Onthemarket.com, Nethouseprices.com, Onedome.com the UK's leading property search websites. We will also advertise your property on social media sites including Facebook, Facebook Marketplace and Instagram.
- Erect a "To-Let" board outside the Property (where appropriate)
- Unlimited accompanied viewings with prospective tenants
- Provide regular feedback on viewings via your online dedicated account
- Introduce a prospective Tenant to you and negotiate terms between you
- Check and verify any prospective Tenant's Right to Rent documents and retain copies for our records
- Draw up all necessary paperwork for signature by yourself and the tenants and guarantors where applicable, including the signing of a standing order mandate for the rental payments to be paid direct to your bank account
- Obtain all signed paperwork electronically
- Collect a deposit payable by the Tenant against rent arrears and dilapidations as stipulated in the Tenancy Agreement equivalent to 5 weeks rental. Or register the Tenant with our associate No Deposit Scheme giving you 10 weeks Flatbond protection
- Supply Tenants with all relevant documents to the tenancy to ensure you are fully compliant
- Enter all rental receipts and deposit receipts where applicable and upload all documentation to your dedicated account where you can view all of your tenancy documents, download your rental statement and invoices and view all of your property's activity

To include INNOVATE LEGAL SERVICES - £120 per year including VAT

Our legal protection covers you up to £50,000 of legal expenses to evict your tenant for non payment of rent and expired Section 21 Notices

To include RENT RECOVERY PLUS – from £210 per year including VAT

Legal protection of up to £100,000 to cover eviction costs if the tenant is in any breach of their tenancy and expired Section 21 Notices

Up to 15 months rent arrears until property is vacant

Up to 50% of the rent while property is vacant waiting to be re-let

TENANCY MANAGEMENT SERVICE

Our **STANDARD** Management Service Finders Fee is priced at £395 including VAT plus 14% monthly management fee of the monthly rent achieved and consists of all of the above plus the following:

- Ensuring you have a current Energy Performance Certificate which meets the Minimum Energy Efficiency Standards as required by law (the cost of report and any required remedial works are chargeable and not included in the stated fees)
- Ensuring you have a current Gas Safety Report as required by law (the cost of report and any required remedial works are chargeable and not included in the stated fees)
- Ensuring you have a current Electrical Safety Report as detailed in part one as required (the cost of report and any required remedial works are chargeable and not included in the stated fees)
- Collect and hold the Deposit equivalent to no more than 5 weeks rent in a protected Tenancy Deposit Scheme (The Deposit Protection Service) if applicable
- Register the tenancy for a Flatbond if applicable and ensure tenants and guarantor meet the criteria required
- Contact utility companies to register new tenants and provide meter readings
- Contact local authority to register new tenants for Council Tax
- Test smoke detectors and carbon monoxide detectors (where applicable) and record as required by law
- Ensure your property and Tenancy terms comply with the current Lettings Legislation throughout the Tenancy and advise on where improvements need to be made (the cost of any works required are chargeable and not included in the stated fees)
- Collection of monthly rent
- Chase rent arrears
- Arrange for contractors to carry out maintenance and repairs
- Serve Section 21 and Section 8 Notices as required
- Negotiate renewals annually or 6 monthly as required
- Annual tenancy and rent review

To include INNOVATE LEGAL SERVICES – an additional 1% of the monthly rental

Our legal protection covers you up to £50,000 of legal expenses to evict your tenant for non payment of rent and expired Section 21 Notices

To include RENT RECOVERY PLUS – an additional 2.4% of the monthly rental

Legal protection of up to £100,000 to cover eviction costs if the tenant is in any breach of their tenancy and expired Section 21 Notices

Up to 15 months rent arrears until property is vacant

50% of the rent up to a maximum of 2 months while the property is vacant and waiting to be re-let

ADDITIONAL SERVICES

FULL TENANT REFERENCE CHECKS - £180 (including VAT)

Take up a status reference and credit check and forward to you for written approval. This will include a full credit check and trace history of the applicant's previous addresses, land registry checks and landlord ID checks for verification they are who they say they are (where applicable only) full financial status to check affordability, employment reference to ascertain the security of their job and salary details.

PHOTOGRAPHIC INVENTORY – starting from £90 (including VAT) for unfurnished up to 3 beds

Full inventory check in report with a full catalogue of categorised photographs and 360 degree photographs including meter readings and smoke detector tests

PROPERTY INSPECTIONS - £90 including VAT

Concise risk assessments to comply with the Housing Health & Safety Rating System and the Fitness For Human Habitation Act 2018 carried out either quarterly or six monthly as requested. This will include one follow up visit if and when issues arise to ensure the Tenants are acting on our advice and recommendations. During vacant possession we can also carry out periodic inspections as required by your Insurance policy and ensure that your policy endorsements are being followed. Such inspections will be charged at £42 **including** VAT @ 20%