

Property Letting & Management Services

Helping landlords maximise profits and minimise stress...



One All Inclusive Fee

No-one likes nasty surprises. That's why the fee we charge includes EVERYTHING. There are no additional hidden nasties.



12 Months Rent In Advance

Even the best tenants can have a change in circumstances. We will ensure those changes don't hurt your pocket



24/7, 365 Property Management

FACT: Happy tenants stay longer. That's why we're on hand 24/7, 365 to deal with any issues your tenant may have

TRANSPARENT PROPERTY LETTING & MANAGEMENT SERVICE

Fully Managed Plus

12 MONTHS RENT IN ADVANCE

%

15

- All of Fully Managed, PLUS...
- Full 12 months rent upfront and £100,000 of Legal Expenses/ Eviction Cover giving you complete peace of mind that you will always receive your rent even if your tenant cannot pay

Fully Managed

for the hands off landlord

%

12

- All of Rent Collection, Plus
- Organising All Pre-Move In Contractors & Compliance
- 24/7 Maintenance Handling Ensuring A Happy Tenant
- DEDICATED Property Managers
- Regular Tenancy Inspections To Ensure Your Property is Being Looked After
- Utility Change Overs Handled
- Serving of any Notices
- Keeping You Up To Date on Legislation Changes

Rent Collection

giving you peace of mind

%

6

- All of Let Only, Plus...
- Holding & Protecting the Tenancy Deposit
- Collecting & Chasing Rent with Daily Rent Payments meaning no delay in receiving your rent
- Tenancy Renewal Negotiations

Let Only

for the professional landlord

%

4

- Professional Photography & Floor Plan
- Marketing on Major Property Portals
- Social Media Marketing
- Accompanied Viewings
- Tenant Selection/Offer Negotiation
- Thorough Reference Checks
- Handling & Preparation of All Tenancy Documents
- Collection of First Months Rent & Security Deposit
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OTHER LANDLORD COSTS TO CONSIDER...

EPC £70.00 Smoke Detectors One per floor - £40.00 + VAT

Gas Safety Certificate £85.00 Carbon Monoxide Detectors £60.00 + VAT

Local Authority Selective Licence Cost specific to local authority

Tenant/Guarantor Reference Charge £20.00 + VAT per reference
ADDITIONAL CHARGES (as and when they arise)

Tenancy Renewal Fee (To apply to ALL new tenancies.

Also applies to renewed tenancies on services 1.1 & 1.2) £240 (inc VAT)

Legionella Risk Assessment £100 (inc VAT)
Deposit registration £60.00 (inc VAT)

Legal Notices £80 (Inc VAT)
Inventory & check in/out service From £155.00 – £275.00 (inc VAT)

Overseeing Major works 5% + VAT of total works cost

Rent Guarantee Insurance From £120.00 (inc VAT) Professional hourly rate £65.00 (inc VAT)

Duplicate statement £10.00 (inc VAT) Sale of Property to tenant 1.2% (inc VAT)

NOTE: Landlords wanting a Let Only service will need to register with a tenancy deposit protection service to hold the security deposit