

Our **clear and transparent** fee structure supports you to fully **maximise your investment**, ensuring there are absolutely **no hidden costs**.

We promise **honest and proactive communication** at every stage of your property journey.

## Your Property is Our Priority.



## LET-ONLY

## FULL MANAGEMENT

Tenancy Set Up Fee	£600	£300
Monthly Management Fee	N/A	12% inc VAT monthly fee
Rental Appraisal	✓	✓
Property Consultation	✓	✓
Legal Compliance	✓	✓
Safety Checks	✓	✓
Professional Marketing	✓	✓
In-Person Viewings	✓	✓
Tenant Screening	✓	✓
Tenant Referencing	from £75	from £75
Guarantor Referencing (if req)	£75	£65
Right to Rent Check	✓	✓
Tenancy Agreement	✓	✓
Deposit & Rent Collection (1st month)	✓	✓
Deposit Protection	£60	✓
Transfer of Funds	—	✓
Inventory In	£180	✓
Dedicated Property Manager	—	✓
Rent Guarantee	3-4%	3-4%
Ongoing Rent Collection	—	✓
Additional Mid-tenancy Check	—	£60
Maintenance Coordination	—	✓
Postal Statements	—	£30
Annual Statement	—	£60
Income & Expenditure Report	—	£60
Rent Review & Section 13	—	£60
Serving of Notices	—	✓
Check Out Inspection	—	£60
Tenancy Renewal	£150	£150



# ADDITIONAL SERVICES *EXPLAINED*

With our comprehensive additional services, including **safety certifications** and **legal representation**, we'll make sure you are fully covered.

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## *SERVICES*

EPC  
Gas Safety  
Gas Safety w/ Smoke Alarm  
& Cert  
EICR  
PAT Testing  
Heating & Hot Water Service  
Legionella  
Administration of Works  
Landlord AML/Sanctions  
and ownership check  
Licence Application  
Administration  
Court Attendance  
Energy Supplier Opt Out  
Submission of Non-Resident  
Landlord Receipts to HMRC

## LET-ONLY

£108  
£95  
£120  
  
£220  
N/A  
£108  
POA  
N/A  
£49  
  
N/A  
N/A  
N/A  
N/A

## FULL MANAGEMENT

£108  
£95  
£120  
  
£220  
£115  
£108  
12%  
N/A  
£35  
  
N/A  
£300  
£30  
£98

## *Tenant Charges*

Change of Sharer  
Variation of Tenancy  
Replacement Keys  
Early Termination

N/A  
N/A  
N/A

£250  
£50  
Cost