

GUARANTEED RENT

—
Our most popular service, rent is guaranteed even when the property is empty. We become your tenants

FULLY MANAGED

—
The traditional model, we charge you 12% commission on rent collected and fully manage the tenancy for you

STRAIGHT LET

—
We find the tenant for you, lay the groundwork and handover to you. We charge 2 weeks of rent as our fee

FIND A LODGER

—
Our unique offer, we find the right lodger for you and manage the whole process for a fixed monthly fee of 10% of the rent

Renting your property

	GUARANTEED RENT	FULLY MANAGED	STRAIGHT LET	FIND A LODGER
Rent valuation	✓	✓	✓	✓
Advise on refurbishment requirements	✓	✓	✓	✓
Take photographs and do a floor plan	✓	✓	✓	✓
Market the property on various channels and portals	✓	✓	✓	✓
Deal with and manage tenant leads	✓	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓	✓
Thorough tenant referencing and screening	✓	✓	✓	✓
Signing contracts and keeping secure records	✓	✓	✓	✓
Collect and remit rent (straight let only 1st month)	✓	✓	✓	✓
Registration of tenant's deposit with a scheme	✓	✓	—	✓
Pursue non-payment of rent	✓	✓	—	✓
Manage action on rent arrears	✓	✓	—	✓
Make any HMRC deductions and provide tenant with nr18 (if relevant)	✓	✓	—	—
Advise all relevant utility providers of any changes	✓	✓	—	—
Manage tenant enquiries and maintenance requests	✓	✓	—	—
Carry out minor works without landlord's permission up to £100 (paid by landlord)	✓	✓	—	—
Arrange routine repairs and instruct approved contractors	✓	✓	—	—
Under take two routine visits per annum	✓	✓	—	—
Security deposit and dilapidation negotiations	✓	✓	—	—
Rent paid to landlord during vacant period	✓	✗	—	—
Rent paid to landlord when tenant is in arrears	✓	✗	—	—

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Additional Services & Charges

Thorough inventory (with pictures) and check in (depending on property size)	—	£150 to £300	£150 to £300	—
Check out and inventory (depending on property size)	—	£150 to £300	£150 to £300	—
Landlord withdrawal fees (before move in)	—	£500	£500	—
Additional property visit	—	£100	—	—
Tenancy renewal and rent review	—	£120	£120	—
Right to rent follow up check	—	£50	£50	—
Beginning and end of tenancy cleaning (depending on size of property)	—	£100 to £350	£100 to £350	—
Project managing maintenance works (% of project cost)	10%	10%	10%	—
Tenancy dispute fee (preparing evidence)	—	£100	—	—
Issuing legal notices (section 21 etc) (fee per notice)	—	£50	—	—
Energy performance certificate	£100	£100	£100	—
Gas safety certificate	£100	£100	£100	—
Electrical installation condition report (EICR)	£250	£250	£250	—
Portable appliance testing (PAT)	£100	£100	£100	—
Legionella risk assessment	£100	£100	£100	—
Handling local authority licensing application	£300	£300	—	—
Rent protection insurance (per tenancy, subject to reference, annual charge)	—	£200	—	—
Central heating, plumbing and drains maintenance cover (monthly contract)	—	£90	—	—