

	LET ONLY	RENT COLLECTION	FULLY MANAGED
	50% 1st months rent Tax included	8% monthly rent Tax included	16% monthly rent Tax included
Advertise on major portals e.g Rightmove and Zoopla	✓	✓	✓
Guidance on compliance and regulations	✓	✓	✓
Accompanied viewings	✓	✓	✓
Offer Negotiation	✓	✓	✓
Tenant Selection	✓	✓	✓
Erect board outside property	✓	✓	✓
Register Deposit	£30 (Tax incl)	✓	✓
Landlord statements		✓	✓
Rent collection / Chase rent arrears		✓	✓
RENT GUARANTEE		✓	✓
Tenants 24/7 emergency telephone number			✓
Inventory – Check in / Check out	£60 - £140 (Tax incl)	£60 - £140 (Tax incl)	✓
Arrange Routine Repairs and instruct approved contractors			✓
Property inspection every 6 months			✓
Meter readings			✓
Payment to contractors			✓
Free minor repairs (£40 material allowance each month and free labour)			✓

SETUP FEES - £150 (Tax included)

Referencing for up to two tenants, ID checks, Right to Right checks, credit checks, Register Deposit (£30 extra for 'Let only'), References from current or previous employers / landlords, Contract negotiation and arranging the signing of the tenancy agreement,

RENT GUARANTEE

No legal fees or hidden costs as we pay all court costs and legal fees incurred in obtaining vacant possession in the event of a Guarantee pay out. Landlords can rest assured they will receive their monthly rent until vacant possession is obtained, no matter how long it takes.

We chase the arrears; we automatically pay 100% of the rent 28 days after the rent due date - no claim forms, no questions. If the property requires work following possession, the landlord may be entitled to a further payment equal to up to two months rent to compensate them whilst works are being carried out on the property. Only available on Tenants who have passed referencing.

Additional FEES

Pre-Tenancy FEES

- Energy Performance Certificate (EPC) £70
- Gas Safety Certificate £70
- Electrical Installation Condition Report (EICR) £149 - £400 depending on size of the property
- Legionella Risk Assessment £95
- Supply and fit smoke detectors (Battery) £40 per detector
- Supply and fit carbon monoxide detectors (Battery) £40 per detector
- Supply and fit Fire extinguisher and blanket £80

Legal responsibilities of landlords

- Gas safety record - carried out by a qualified Gas Safe Engineer, to ensure all gas appliances, pipes and flues are in safe working order.
- Every tenanted property requires an Energy Performance Certificate (EPC) (unless there is a registered exemption). EPCs must be rated E or above in line with MEES regulations
- EICR - EICR's are required by law on all domestic rental properties as of 1st April 2021. Required every 5 years.
- A smoke alarm must be installed on each floor of the property.
- Carbon monoxide detectors must be placed in rooms with a solid fuel burning appliance such as a coal fire or wood burning stove.
- Protecting the Tenants deposit - Most tenancies are assured shorthold tenancies (AST) and as a landlord you must protect the tenancy deposit with a UK government-approved deposit protection scheme. A landlord of an AST who doesn't protect the deposit can be fined and it can make it much more difficult to end the tenancy.

