

We charge **NOTHING** upfront
And we **ARE** upfront about our charges



BEWARE – MANY AGENTS WILL **WOW** YOU WITH LOW HEADLINE RATES AND THEN CHARGE FOR EVERYTHING. **WE DON'T**

Here's what we do and what we charge. It's simple, straightforward and **UPFRONT.**

Fully Managed Service

¼ of first month's rent setup fee (£399.00 minimum) followed by a monthly management fee of 12%

Includes our let only service PLUS inventory & utility notification and:

- Reduced letting fees for managed clients
- Ongoing collection of rent and enforcement of liability
- A written inventory supported with photographs will be completed including meter readings
- Regular inspections with feedback
- Fully computerised accounting reports
- Payment of rent direct to bank plus online statement system access
- 24 hr maintenance line so tenants don't contact you!
- FREE ongoing advice service including access to free Buy to Let advice
- Full management also includes renewing tenancies & serving notices whenever necessary at no extra charge
- We do NOT charge for anything else related to the management of the letting.

Let Only Service

One month's rent (minimum fee of £450.00 applies)

Includes:

- Initial appraisal and advice visit including organising compliance checks
- Photographs and marketing across whole of internet (Rightmove, Zoopla, own site etc) + exposure to our own 'tenants waiting' database.
- Weekly press advertising
- To Let board if required (optional)
- Accompanied viewings
- Full referencing including photo ID, employers, landlord or agents' refs (if possible) AND consumer credit checks
- Drawing up of tenancy agreement & setting up of standing order
- Registration of deposit with DPS with our basic let only service
- Inventories are NOT included in the Let Only Service unless requested (see below in red)

Let Only PLUS!

A useful add-on to the Let Only Service above. This service gives you access to free professional advice from us throughout the tenancy AND service of UP TO 2 legal notices under Section 21 or Section 8 as required. Novice landlords choosing to go it alone should seriously consider taking this great extra service.

DON'T NEED AN INVENTORY? (In our opinion you do and so we do one as a matter of course!) simply deduct £150.00 from the Let Only above and we will leave it to you. We MUST carry out an inventory for FULLY MANAGED clients as we manage the deposit so this only applied to Let Only clients

Marketing Only Service

£180.00 including VAT (Payable in advance for this service) - This is a value service that includes marketing of your property giving you access to all the major internet sites such as RIGHTMOVE, ZOOPLA & FINDAPROPERTY. It includes:

- A visit to photograph the property
- Marketing & taking Enquiries
- Liaising between landlord and prospective tenant to arrange viewing
- Full referencing of interested parties including photographic ID and credit checks*

* It is a condition of the Marketing Only Service that tenants are referred back to us for referencing. We will make a charge to prospective tenants to cover our referencing costs.

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