

Service	Standard Management Service	HMO Fully Managed Service	Tenant Find Only Service (Including HMOs)
	12.5% including VAT of rent due (subject to a minimum fee of 6 months)	14% including VAT of rent due (subject to a minimum fee of 6 months)	60% including VAT of first month's rent (subject to a minimum fee of £400)
Market Appraisal & Advice	✓	✓	✓
Set up Fee (Includes * Items Below)	£300 (£250 plus VAT)	£300 (£250 plus VAT)	✓
*Professional Standard Photography	✓	✓	✓
*Conducting Viewings	✓	✓	✓
*Full Referencing	✓	✓	£30 per reference
*Initial Right to Rent Checks	✓	✓	✓
Right to Rent Checks During Tenancy	✓	✓	
*Preparation of Tenancy Agreement	✓	✓	✓
*Arrange Pre-Tenancy Cleaning & Preparation (Landlord Paid)	✓	✓	✓
*Arrange Schedule of Condition & Inventory	✓	✓	✓
Preparing Check-In Inventory	1-2 Bedrooms £90, 3-4 Bedrooms £120, 5+ Bedrooms, £150. £30 extra for furnished properties (incl. VAT)		
Register Deposit with TDS	✓	✓	✓
Collect Monthly Rent	✓	✓	✓ (month 1 only)
*Collect First Month's Rent & Deposit	✓	✓	✓
Monthly & Annual Statements	✓	✓	
Free Access to Landlord App	✓	✓	✓
Arrange Maintenance & Repairs	✓	✓	
Routine Property Inspections	✓	✓	£90 (£75 plus VAT)
Alarm Testing	£50 (£41.67 plus VAT)	£50 (£41.67 plus VAT)	
Arrange Safety Checks	✓	✓	
Tenancy Agreement Renewal	✓	✓	£120 (£100 plus VAT)
Preparing Check-Out Inventory	1-2 Bedrooms £70, 3-4 Bedrooms £90, 5+ Bedrooms, £115. £30 extra for furnished properties (incl. VAT)		
Deposit Deduction Negotiation	✓	✓	
Deposit Return	✓	✓	
Section 13 Issuing Rent Increase	£45 (£37.50 plus VAT)	£45 (£37.50 plus VAT)	
Issue Section 21 or Section 8	£90 (£75 plus VAT)	£90 (£75 plus VAT)	
Hourly Rate for Other Work	£75 (£62.50 plus VAT)		
Duplication & Testing of Extra Keys	£15 (£12.50 plus VAT)		
Administration of NRL Tax Returns	£45 (£37.50 plus VAT)		
Obtaining Estimates & Supervision of Major Works	10% of cost of work over £2000		
Prepare Tenancy Agreement Only (For Landlords who have Already Found Tenants)	£240 (£200 plus VAT)		
Referencing for Above	£45 per reference		

