

Lettings pricing

WHAT'S INCLUDED?

	Fully Managed 11% +VAT (13.2% inc VAT) £399 + VAT Set up fee (£478.80 inc VAT)	Part Managed 8% +VAT (9.6% inc VAT) £399 + VAT Set up fee (£478.80 inc VAT)	Tenant Introduction £899 +VAT (£1078.80 inc VAT)
Visit your property to carry out an initial rental appraisal	✓	✓	✓
Hi-Spec professional photography and floorplan	✓	✓	✓
Online Advertising	✓	✓	✓
Carrying out the viewings at the property	✓	✓	✓
Arrange tenant reference checks	✓	✓	✓
Production of tenancy agreement	✓	✓	✓
Receive the first months' rent and deposit on the landlord's behalf (this will be collected monthly for fully and part managed)*	✓	✓	✓
Protect the deposit on the landlord's behalf	✓	✓	
Arranging inventory before tenancy starts*	✓	✓	✓
Rent collection and account statements	✓	✓	
Regular arrears checks and chasing rent arrears	✓	✓	
Negotiating tenancy renewal and rent increases	£50 +VAT for new agreement	£50 +VAT for new agreement	£50 +VAT for new agreement
Arranging tenant check out*	✓	✓	✓
Serving relevant notices	✓	✓	
Check in with tenants on move day	✓	✓	
Dealing with maintenance issues	£50 +VAT	£50 +VAT if wanted	
Arranging yearly gas safety checks*	✓		
Arranging electrical certificates and EPC when required*	✓		
Main contact for landlord and tenant	✓		
Dedicated in branch property manager	✓		
Routine property visits	✓		
Negotiating the end of tenancy claims and deposit release	✓		

*Charged separately.

Optional extras:

- Rent protect insurance
- Window card
- Matterport Virtual Tour
- At the end of the tenancy arrange necessary cleaning, repairs or gardening



Becoming a landlord

There are many different motivations for becoming a landlord. We have considerable experience in the rental sector, and once again, we tailor our services to meet your circumstances:

ACCIDENTAL LANDLORD

Whether you have inherited a property, been unable to sell your home or moved in with a partner and find yourself as a first-time landlord. You may also have lived in the property and still have an emotional attachment to it.

We know you'll have lots of questions and may need some support. With professional landlords, and qualified financial and tax advisers within our team (which other agent can say that?), we really can provide a complete service and level of support.

PROFESSIONAL LANDLORD

With experienced financial professionals within our team, we understand your motivations and we consistently ensure property is let quickly and for fantastic rates with our professional photos, floorplans and virtual tours. In a crowded market, our expert marketing ensures you get a higher rent return and we can also ensure that you have the cheapest possible finance costs.

FIRST TIME LANDLORD

Maybe you're looking to start or grow a portfolio for retirement or extra income. With our experience, we can help advise on what makes a good, long term investment and we can also help you find the right property. If you prefer, we can also offer bespoke services to match your needs and be more of a business partner, rather than just a letting agent.