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PROPERTY
MANAGEMENT

Landlord Management Service Fees

Let Only (Tenant Find) 10% (No VAT) (renewal charges 8% No VAT)

- Arrange Gas Safe Certificate (GSC), Energy Performance Certificate (EPC) if required
- Arrange tenancy agreement
- Work hard to promote and advertise your property
- Carry out viewings seven days a week, out of hours if need be
- Negotiate terms and draw up a bespoke contract
- Collate references on behalf of your tenant
- Hold a copy of your keys throughout the tenancy
- Arrange for any pre-tenancy work to be carried out
- Ensure tenants are provided with the correct bank details to set up a standing order
- Confirm the tenant's right to rent prior to the start of the tenancy
- Move tenants into the property, completing the full sign up
- Marketing feedback & Updates
- Arrange the inventory, check-in and check-out if required

Rent Collection 12% (NO VAT)

(Includes all services under the Let Only, plus)

- Protect tenant deposits with an approved scheme
- Negotiate tenancy renewals
- Collect and remit the rent throughout the duration of the tenancy
- Deduct commission fees and other works as agreed
- Make any HMRC deduction and provide the tenant with the NRL8 (if relevant)
- Pursue non-payment of rent and provide advice on rent arrears actions in the rare event it happens
- Instruct approved contractors on your behalf

Full Management
17.0% (NO VAT)

(Includes all services under the Let Only and Rent Collection, plus)

- Ensure you comply with changing legislation
- Be allocated a local, dedicated property manager
- Comprehensive twice-yearly inspection
- Transfer utilities at the start and end of the tenancy
- 24-hour emergency service for your tenants
- Pay contractors on your behalf
- Access to competitively negotiated contract pricing
- Arrange repairs, maintenance and refurbishments
- Act as liaison between you and your tenants
- Negotiate deposit release
- Manage your property through vacant periods