

## Summary of Service

	All inclusive	Managed +	Managed	Rent Collect
<b>All fees shown include VAT</b>	<b>18% of monthly rent</b>	<b>15% of monthly rent</b>	<b>13% of monthly rent</b>	<b>10% of monthly rent</b>
ARLA Assured Shorthold Tenancy Agreement	Included	£120	£120	£120
Annual Registration of tenants' deposit	Included	£3.60 pcm	£3.60 pcm	£3.60 pcm
Detailed Reference & Financial Profiling of Tenants	Included	£120	£120	£120
Coordinating Inventory and Check-In Process*	Included	From £	From £	From £
Rent Increase Negotiation & Contract Renewal	Included	£120	£120	£120
Annual Gas Safety Certificate	Included	£102	£102	£102
Energy Performance Certificate	Included	£99	£99	£99
Zero Excess Rent Guarantee Insurance	✓	✓		
Inclusive Legal Cost Cover Protection	✓	✓		
Pays until vacant possession is achieved	✓	✓		
Complete peace of mind	✓	✓		
Dedicated On-Site Property Management Team	✓	✓	✓	
Regular Property Inspections	✓	✓	✓	
Multiple Quotes for Remedial work	✓	✓	✓	
Multi-Lingual Maintenance Reporting System	✓	✓	✓	
Deposits Dispute Negotiation	✓	✓	✓	
Approved Local Contractors for Maintenance	✓	✓	✓	
Liaising direct with tenants regarding maintenance	✓	✓	✓	
Payment of works from rent received	✓	✓	✓	
Collection & Monitoring of Monthly Rent	✓	✓	✓	✓
Late Rent Chasing by phone, email, letter	✓	✓	✓	✓
Monthly Rent Transfer to Landlord (via BACS)	✓	✓	✓	✓
Emailed Monthly Rental Statements	✓	✓	✓	✓
Tenant Deposit Reconciliation	✓	✓	✓	✓
Liaising with Utility Suppliers & Council	✓	✓	✓	✓
Access to large Database of motivated tenants	✓	✓	✓	✓
Free Valuation & Marketing Advice	✓	✓	✓	✓
Extensive Marketing Package to Generate Interest	✓	✓	✓	✓
Fully Accompanied Viewing Service	✓	✓	✓	✓
Annual valuation of portfolio	✓	✓	✓	✓

You will also be required to pay the following costs at the commencement of the tenancy:

- Inventory subject to size of property along with check in fee (prices on request - **Included in All Inclusive**)\*

**Portfolios of 3+ properties – discounts available**

## Tenant Introduction Service

Fee + VAT	1 months' Rent
Frequency of Payment	Paid at start of Tenancy
ARLA Assured Shorthold Tenancy Agreement	Included
Annual Registration of tenants' deposit	Included
Detailed Reference & Financial Profiling of Tenants	£120
Coordinating Inventory and Check-In Process*	From £
Annual Gas Safety Certificate	£102
Energy Performance Certificate	£99
Access to large Database of motivated tenants	✓
Collection & Payment of first month's rent	✓
Free Valuation & Marketing Advice	✓
Extensive Marketing Package to Generate Interest	✓
Fully Accompanied Viewing Service	✓
Annual valuation of portfolio	✓
Zero Excess & Zero Delay for Payment(s)	
Inclusive Legal Cost Cover Protection	
Pays until vacant possession is achieved	
Complete peace of mind	
Dedicated On-Site Property Management Team	
Regular Property Inspections	
Multiple Quotes for Remedial work	
Multi-Lingual Maintenance Reporting System	
Deposits Dispute Negotiation	
Approved Local Contractors for Maintenance	
Liaising direct with tenants regarding maintenance	
Payment of works from rent received	
Collection & Monitoring of Monthly Rent	
Late Rent Chasing by phone, email, letter	
Monthly Rent Transfer to Landlord (via BACS)	
Rent Increase Negotiation & Contract Renewal	
Emailed Monthly Rental Statements	
Tenant Deposit Reconciliation	
Liaising with Utility Suppliers & Council	

You will also be required to pay the following costs at the commencement of the tenancy:

- Inventory subject to size of property along with check in fee (prices on request)\*

All charges are inclusive of VAT unless stated