

| Tenancy Options | Find a Tenant | Find a Tenant & Let | Let & Fully Managed | Manage Only |
|--|---------------|---------------------|---------------------|-------------|
| Find a Tenant | √ | √ | √ | |
| Accurate Valuation | √ | √ | √ | |
| Photography | √ | √ | √ | |
| Comprehensive Marketing | √ | √ | √ | |
| Find a tenant | √ | √ | √ | |
| Conduct Viewings | | √ | √ | |
| Negotiate Offers and terms | | √ | √ | |
| Credit referencing | | √ | √ | |
| Prepare Tenancy Agreement | | √ | √ | |
| Organise Electric & Gas safety | | √ | √ | |
| Organise Electric & Floorplan | | √ | √ | |
| Organise Legionella Risk Assessment | | √ | √ | |
| Deposit passes to DPS, with deposit protection | | √ | √ | |
| Arrange Check In | | √ | √ | √ |
| Arrange Mid-term Inspection | | | | √ |
| Rent Collection from Tenant | | | √ | √ |
| Arrange payment to landlord | | | √ | √ |
| Monthly statement | | | √ | √ |
| Key Holding Service | | | √ | √ |
| Legal Notices | | | √ | √ |
| Repairs & Maintenance | | | √ | √ |
| Minimum Contract Term | n/a | n/a | 12 mths | 12 mths |

| Landlords Management fees | Find a Tenant | Find a Tenant & Let | Let & Fully Managed | Manage Only |
|--|----------------|---------------------|---------------------|----------------|
| Arrangement Fee (excluding VAT) | £119.00 | £249.00 | £249.00 | £199.00 |
| Arrangement Fee (including VAT) | £142.80 | £298.80 | £298.80 | £238.80 |
| Monthly recurring fee of rent collected exc VAT (% monthly rent) | 0% | 0% | 10% | 5% |
| Monthly recurring fee of rent collected inc VAT (% monthly rent) | 0% | 0% | 12% | 6% |

| <i>Landlord Agreement/Arrangement and other fees</i> | Fee (exc VAT) | Fee (inc VAT) | Mandatory / Optional |
|---|----------------------|----------------------|---|
| New Tenancy Agreement fee | £49.50 | £59.40 | Mandatory |
| Tenancy Renewal Agreement fee | £34.50 | £41.40 | Mandatory, IF APPLICABLE |
| EPC & Floorplan | £50.00 | £60.00 | Mandatory - IF EPC NOT IN PLACE |
| Floorplan | £0.00 | £0.00 | Optional |
| Legionella Risk Assessment | £75.00 | £90.00 | Optional, but strongly advised |
| Gas Safety Check arrangement fee | £15.00 | £18.00 | Mandatory - IF NOT DATED WITHIN 12 MTHS |
| PAT arrangement fee | £15.00 | £18.00 | Optional, but strongly advised |
| Fixed electrical wiring test arrangement fee | £15.00 | £18.00 | Optional, but strongly advised |
| Assistance with utility switching | £25.00 | £30.00 | Optional |
| Rent Guarantee arrangement fee | £39.00 | £46.80 | Optional |
| Deposit Registration fee and transfer | £30.00 | £36.00 | Mandatory |
| Vacant Management | £120.00 | £144.00 | Optional |
| Midterm Inspection | £50.00 | £60.00 | Optional |
| Processing new Buildings/Contents Insurance | £0.00 | £0.00 | Optional |
| Overdue fees | 5% | 6% | Mandatory, IF APPLICABLE |
| Cancellation fees | 50% | 60% | Mandatory, IF APPLICABLE |