

Levels of Service & Fees

LEVEL OF SERVICE	PLATINUM	FULLY MANAGED	RENT COLLECT	TENANT FIND
Market appraisal	✓	✓	✓	✓
Marketing of property	✓	✓	✓	✓
Tenant referencing	✓	✓	✓	✓
Right to rent checks	✓	✓	✓	✓
Prepare tenancy agreements	✓	✓	✓	✓
Collection of first month's rent & deposit	✓	✓	✓	✓
Move-in inventory	✓	✓	✓	✓
Complete tenancy check-in & inventory check including smoke alarm checks	✓	✓	✓	✓
Deposit registration with custodial scheme	✓	✓	✓	✓
Move-in completed, payment made to landlord	✓	✓	✓	✓
Process monthly rent payments	✓	✓	✓	*
Rent arrears chasing	✓	✓	✓	*
Right to rent follow-up checks	✓	✓	✓	*
Rent reviews	✓	✓	✓	*
Manage maintenance with approved contractors	✓	✓	*	*
Copy statements & invoices to landlords	✓	✓	*	*
End of tenancy checkout	✓	✓	*	*
Updated inventory	✓	✓	*	*
Comprehensive property inspections	✓	✓	*	*
Deposit negotiation for end of tenancy	✓	✓	*	*
Serving of legal notices (Section 8 & 13)	✓	✓	*	*
Access to expert legal advice through ARLA Propertymark	✓	✓	*	*
Rent guarantee & legal insurance up to £100,000 cover	✓	*	*	*
Property Damage Protection up to £10,000 cover	✓	*	*	*

* Available with additional fee

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FEE STRUCTURE	PLATINUM	FULLY MANAGED	RENT COLLECT	TENANT FIND
Set-up fee	£395 + VAT (£474.00 inc VAT)	£395 + VAT (£474.00 inc VAT)	£450 + VAT (£540.00 inc VAT)	£650 + VAT (£780.00 inc VAT)
Monthly fee percentage of rent	16% + VAT	12% + VAT	8% + VAT	N/A
Rent reviews	INCLUDED	INCLUDED	INCLUDED	£60 + VAT (£72.00 inc VAT)
Gas safety checks	Chargeable as per size of property	Chargeable as per size of property	Chargeable as per size of property	Chargeable as per size of property
Energy Performance Certificate (EPC)	INCLUDED	£100 + VAT (£120.00 inc VAT)	£100 + VAT (£120.00 inc VAT)	£100 + VAT (£120.00 inc VAT)
Comprehensive call & care report (property inspection)	INCLUDED	INCLUDED	£70 + VAT (£84.00 inc VAT)	£100 + VAT (£120.00 inc VAT)

FEE STRUCTURE	PLATINUM	FULLY MANAGED	RENT COLLECT	TENANT FIND
Management takeover from another agent	✓	*	*	N/A
Withdrawal fee TENANTED	One full month's rent due	One full month's rent due	One full month's rent due	N/A
Withdrawal fee VACATED	50% of one month's full rent due	50% of one month's full rent due	50% of one month's full rent due	N/A
Withdrawal notice TENANTED	Two full months' notice	Two full months' notice	Two full months' notice	N/A
Withdrawal notice VACATED	One full month's notice	One full month's notice	One full month's notice	N/A
Court attendance for evictions	Included in Rent & Legal Protection	£175 + VAT (£210.00 inc VAT)	£175 + VAT (£210.00 inc VAT)	£175+ VAT (£210.00 inc VAT)

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