



	Price inc. VAT
<p>Fully Managed Service Our Fully Managed Service includes marketing of the property, tenant vetting, drafting tenancy agreements, rent collection and handling maintenance or repairs. The service ensures compliance with all legal requirements, offers landlord support, and manages day-to-day tenant interactions, giving landlords peace of mind and a hands-off rental experience.</p>	12%
<p>Tenancy Setup Charge The tenancy setup charge is a one off charge, taken from the first months rent to cover the marketing, preparation of documents, inventory and other associated costs.</p>	£150.00
<p>Tenant Find Service Our tenant find service includes the marketing of the property on all major platforms, tenant referencing, inventory and arrangement of tenancy agreements.</p>	£540.00
<p>Property Preparation Service Arranging of Electrical Installation Condition Report (EICR), Gas Safety Certificate and EPC where required prior to the tenants moving in. (excluding cost of contractor invoice).</p>	£125.00
<p>Key Cutting Service We require 3 sets of front door keys upon instruction. Where we are required to have additional keys cut there is a £25 charge (excluding cost of keys).</p>	£25.00
<p>Tenancy Extension The arrangement of a new fixed term Tenancy Agreement when requested by the Landlord.</p>	£60.00
<p>Preparation of Section 21 Notice Upon instruction, prepare and serve Section 21 Notice.</p>	£75.00
<p>Preparation of Section 8 Notice Upon instruction, prepare and serve Section 8 Notice.</p>	£100.00
<p>Legal Proceedings Liaising with the Landlords Legal Representatives and attending court where required (price includes 1 day at court, additional days charged at £150 inc. VAT)</p>	£350.00
<p>Deposit Transfer Transferring of the deposit into the Landlords own scheme during the tenancy.</p>	£60.00
<p>Mid Tenancy Cancellation Fee chargeable when management is cancelled during a Tenancy where the tenants remain in situ.</p>	£540.00
<p>Annual Statement of Income & Expenditure We will prepare an annual statement of Income & Expenditure during the month of April.</p>	£90.00
<p>Property Caretaking Service Arrangement for redecoration/refurbishment during VOID periods. The Agent will arrange and provide quotes to the Landlord, once a quote is accepted in writing by the Landlord, a fee of 12% inc. VAT of the Net Invoice is payable to the agent along with the full quoted amount prior to work taking place. (Minimum fee of £120 inc. VAT payable upon instruction to source quotes, deducted from final fee upon completion of works).</p>	12%
<p>Property Refurbishment At the Agents discretion, where property refurbishment is required beyond the routine maintenance included within the Fully Managed Service, The Agent will arrange and provide quotes to the Landlord, once a quote is accepted in writing by the Landlord, a fee of 12% inc. VAT of the Net Invoice is payable to the agent along with the full quoted amount prior to work taking place. (Minimum fee of £120 inc. VAT payable upon instruction to source quotes, deducted from final fee upon completion of works).</p>	12%