



FULL PRICING DOCUMENT

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FULL MANAGEMENT OPTIONS

Fully Managed Package: A comprehensive management option at a reasonable cost. **Cost: 12.5% Plus VAT (15% of monthly rent inclusive of VAT).** For example, if your property achieves a rental of £1000pcm, you will pay a commission of £150 per month inclusive of VAT, subject to a minimum charge of £100 + VAT per month.

PARTIAL MANAGEMENT OPTIONS

Rent Collection Package: Financial management of your tenancy. **Cost: 11% Plus VAT (13.2% of monthly rent inclusive of VAT).** For example, if your property achieves a rental of £1000pcm, you will pay a commission of £132 per month inclusive of VAT, subject to a minimum charge of £80 + VAT per month.

TENANT FIND ONLY OPTIONS

Let Only Package: Marketing and sourcing the right tenant, along with starting the tenancy agreement. **Cost: 70% Plus VAT of one months' rent (84% of one months' rent including VAT).** For example, if your property achieves a rental of £1000pcm, you will pay a commission of £840 inclusive of VAT, subject to a minimum charge of £500 plus VAT.

Individual package contents and pricing (All prices include VAT)

FULLY MANAGED PACKAGE

The following items are included on the fully managed package.

- Collection of monthly rent with statement of account
- Standalone property inspections with photographic report (first inspection of tenancy after 3 months and thereafter every 4 months)
- Administration of all property compliance requirements
- Administration of all preventative, reactive and planned maintenance
- Use of our emergency maintenance line
- Resolving breaches of tenancy including rental arrears
- Service of Section 8/21 notice
- Annual rent review (including service of Section 13 notice)
- Right to rent compliance
- Full check out with photographic report
- Negotiation of deposit deductions
- Access to the landlord online portal and phone application
- Tax administration for NRL landlord clients

Additional charges on the Fully Managed Package (all prices quoted inc. VAT):

Tenancy set up **£300** (Includes valuation, professional photography, marketing, viewings, negotiation of terms, compliance audit, provision of legal documents, security deposit protection, utility transfer, full check in with photographic report, payable at the start of any new tenancy agreement).

Tenant Referencing including Right to Rent checks **£40 per reference**

Additional property inspections **£60 per inspection**

Empty property caretaking **£72 per visit**

Administration of insurance claims **£50 per hour**

Administration of major works (Over £1000) **£50 per hour**

Deposit arbitration **£50 per hour**

Statutory declaration **£60**

Rent Guarantee insurance **By quote**

Eviction insurance **By quote**

Fixed term contract renewal **£60**

Deed of surrender and assignment **£120**

Key cutting **Cost of keys**

Administration of overseas landlord tax deductions (landlords not registered with NRL scheme) **+1.2% of monthly rent**

RENT COLLECTION PACKAGE

The following items are included on the rent collection package.

Collection of monthly rent with statement of account

Resolving breaches of tenancy relating to rental arrears

Annual rent review (including service of Section 13 notice)

Right to rent compliance

Negotiation of deposit deductions

Access to the landlord online portal and phone application

Tax administration for NRL landlord clients

Additional charges on the Rent Collection Package:

Tenancy set up **£300** (Includes valuation, professional photography, marketing, viewings, negotiation of terms, compliance audit, provision of legal documents, security deposit protection, utility transfer, full check in with photographic report, payable at the start of any new tenancy agreement).

Tenant Referencing including Right to Rent checks **£40 per tenancy**

Additional property inspections **£120 per inspection**

Empty property caretaking **£72 per visit**

Deposit arbitration **£50 per hour**

Statutory declaration **£60**

Rent Guarantee insurance **By quote**

Eviction insurance **By quote**

Fixed term contract renewal **£60**

Deed of surrender and assignment **£120**

Administration of overseas landlord tax deductions (landlords not registered with NRL scheme) **+1.2% of monthly rent**

LET ONLY PACKAGE

The following items are included on the Let Only package.

Access to the landlord online portal and phone application

Tenancy set up (Includes valuation, professional photography, marketing, viewings, negotiation of terms, tenant referencing including right to rent checks, compliance audit, provision of legal documents, utility transfer, full check in with photographic report)

Additional charges on the Let Only Package:

Security deposit protection **£60**

Negotiation of deposit deductions **£50 per hour**

Deposit arbitration **£50 per hour**

Statutory declaration **£60**

Property inspection with photographic report **£120 per inspection**

Fixed term contract renewal **£240 (subject to property compliance visit)**

Any other ad-hoc work relating to the property or tenancy **£50 per hour**

Additional Services applying to all packages

Professional Inventory **By Quote**

Safety Testing **By Quote**

Court Attendance (as witness) **By Quote**

Standalone rent review (including service of Section 13 notice) **£150**

Standalone property inspection with photographic report **£120**

Any other ad-hoc work relating to the property or tenancy **£50 per hour**

Full compliance audit of your property and paperwork **£499 **included in fully managed***

Full compliance audit ((HHSRS/Homes (Fitness for Human Habitation) Act) of your property **£299 **included in fully managed***