

	BRONZE	SILVER	GOLD
<b>One Off Initial Set Up Fee £390.00 Inc vat</b> (£325.00 + vat)	N/A	✓	✓
Full Marketing:	✓	✓	✓
To Let Board	✓	✓	✓
Coverage on Rightmove, Zoopla, & On the Market	✓	✓	✓
Coverage on In House Website & Social Media	✓	✓	✓
Conducting Viewings	✓	✓	✓
Meeting with all prospective tenants	✓	✓	✓
Processing all tenant application form	✓	✓	✓
Conducting independent credit checks	✓	✓	✓
Personal and professional referencing	✓	✓	✓
Negotiating tenancy terms	✓	✓	✓
Preparing the bespoke tenancy agreement	✓	✓	✓
Tenant Check-in	X	✓	✓
<b>In House Fees</b>	<b>£1,194.00 inc Vat</b> (£995.00 + VAT)	<b>8.4% inc Vat pcm (7% + Vat)</b> Example: £800.00pcm x 8.4% = £67.20 (£56.00 + vat)	<b>13.2% inc Vat pcm (11% + Vat)</b> Example: £800.00pcm x 13.2% = £105.60 (£88.00 + vat)
Complying with Money Laundering Act 2003	✓	✓	✓
Collecting and allocating of deposit to DPS	X	✓	✓
Monthly rent collection	X	✓	✓
Monthly landlord account statements (if required)	X	✓	✓
Following up of any late rent payments	X	✓	✓
Point of contact between Landlord and Tenant	X	✓	✓
Reporting of all maintenance and issues to the Landlord	X	✓	✓
Handling any deposit deduction requests	X	✓	✓
Tenant check out	X	✓	✓
Six-monthly Inspections for 12 month + tenancies	X	✓	✓
Managing maintenance issues below £250.00	X	X	✓
Upfront payment of bills up to £250.00	X	X	✓
Coordinating repairs with Landlord and contractors	X	X	✓

Extra Chargeable Options	Cost
Gas Safe Safety Check	<b>£126.00 inc vat</b> (£105.00 + vat)
Gas Safe Safety Check + Boiler Service	<b>£162.00 inc vat</b> (£135.00 + vat)
Electrical Safety Check – 1 to 2 bed property	<b>£180.00 inc vat</b> (£150.00 + vat)
Electrical Safety Check – 3 bed + property	<b>£252.00 inc vat</b> (£210.00 + vat)
Inventory (3 bedrooms or less)	<b>£118.80 inc vat</b> (£99.00 + vat)
Inventory (4 bedrooms or more)	<b>£144 inc vat 120</b> (£120.00 + vat)
Energy Performance Certificate (EPC)	<b>£118.00 inc vat</b> (£99.00 + vat)