

Levels of Services MANAGED OPTIONS

GRAHAM BUTT
— LETTINGS —

KEY:

✓ = included in service level

⊕ = included in service level at additional costs

Managed
13.2% (11% + VAT)
Setup £474
(£395 +VAT)

Free rental appraisal/advice	✓
Accompanied viewings	✓
Online advertising and marketing plan: Rightmove, Zoopla, Prime Location, GB website, On The Market	✓
Tenant referencing	✓
Right to Rent checks	✓
Tenancy Agreement	✓
Serve correct docs to Tenant prior to tenancy	✓
Smoke Alarm Test	✓
Legal Expenses only	⊕
Rent and Legal protection cover	⊕
Deposit Protection Facility	⊕
Annual Income and Expenditure Reports	✓
Monthly Landlord Statements	✓
Rent arrears and recovery	✓
Tenant Checkout service and report	⊕
Serve all legal notices	✓
Renewals/Rent reviews	⊕
Property inspections and report	✓
Property maintenance/online troubleshoot and reporting system for tenants	✓
Arranging wear and tear/damage remedial work	✓
Deposit reconciliation	✓
Professional schedule of condition/inventory	⊕
Energy Performance Certificate (EPC)	⊕
Gas Safety Certificate	⊕
Electrical Safety Certificate	⊕

ADDITIONAL COSTS

Professional Schedule of Condition/Inventory			
No. of Bedrooms	Unfurnished	Fully/Part Furnished	Check Out
Studio	£96 inc VAT	£144 inc VAT	£90 inc VAT
1 Bedroom	£120 inc VAT	£168 inc VAT	£114 inc VAT
2 bedroom	£144 inc VAT	£192 inc VAT	£138 inc VAT
3 Bedrooms	£168 inc VAT	£222 inc VAT	£150 inc VAT
4 Bedrooms	£192 inc VAT	£288 inc VAT	£168 inc VAT
5/6 Bedrooms	£216 inc VAT	£360 inc VAT	£216 inc VAT

Rent and Legal Protection		
Item	Product	Price
Rent & Legal Expenses	Rent up to £1700pcm	£32.40 inc VAT pcm
Rent & Legal Expenses	Rent over £1700pcm	£38.40 inc VAT pcm

Miscellaneous	
Item	Cost
Renewal	£90 inc VAT
Deposit Protection	£6pm inc VAT
EPC	£102 inc VAT
Gas Safety Certificate	£90 inc VAT
Electrical Inspection	From £156 inc VAT
Court Attendance	£120 + VAT (Half Day)