

Landlord Services Packages

1 LETTING SERVICE OPTIONS	TENANT FIND	ESSENTIAL (STANDARD TENANCY MANAGEMENT)	PREMIUM SERVICE
STANDARD FEES (Shown as percentage of Monthly Rent Collected for the term of the contract)	One months rent Min. fee £750.00	14.4%	18%
LANDLORD ADMIN FEE: TENANT REFERENCING, PREPARATION OF TENANCY AGREEMENT, SMOKE AND CARBON MONOXIDE TEST	Included	One month's rent Inc. first month's management fee + inventory	One month's rent Inc. first month's management fee + inventory
PRE TENANCY	TENANT FIND	ESSENTIALS SERVICE	PREMIUM SERVICE
RENTAL APPRAISAL MARKETING THE PROPERTY ACCOMPANYING VIEWINGS	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓
LODGE THE DEPOSIT WITH TDS/DPS	£30	✓	✓
TENANT RIGHT TO RENT CHECK	✓	✓	✓
ON GOING RIGHT TO RENT CHECKS	x	✓	✓
SANCTIONS & PEP CHECK	✓	✓	✓
BIOMETRIC CHECKS OPEN BANKING	✓	✓	✓
TENANT REFERENCING C CREDIT CHECKS	✓	✓	✓
COLLECT RENT IN ADVANCE COLLECT DEPOSIT / ARRANGE CASH DEPOSIT ALTERNATIVE WITH 8 WEEKS DEPOSIT COVER	✓	✓	✓
COMPLETE TENANCY AGREEMENT	✓	✓	✓

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TRANSFER THE DEPOSIT TO LANDLORDS PROTECTED ACCOUNT OR LANDLORD	×	✓	✓
INVENTORY	£120 - £180	✓	✓
CHECK IN AT PROPERTY & SAFETY CHECKS	✓	✓	✓
PREPARE AND SUPPLY MOVE IN STATEMENT	✓	✓	✓
ONGOING TENANCY	TENANT FIND	ESSENTIALS SERVICE	PREMIUM SERVICE
RECEIVE AND REMIT TO LANDLORD BY BANK TRANSFER	×	✓	✓
ITEMISED MONTHLY STATEMENTS	×	✓	✓
QUARTERLY AND ANNUAL STATEMENTS	NOT INCLUDED	✓	✓
COPY STATEMENTS	£15.00 PER MONTHLY STATEMENT	£12.00 PER MONTHLY STATEMENT	✓ (MAX 6 ADDITIONAL MONTHLY STATEMENTS)
RENT ARREARS MANAGEMENT	×	✓	✓
SECTION 13 NOTICES ISSUED	×	£120	✓
INSPECTIONS	×	£60	✓
MAINTENANCE	TENANT FIND	ESSENTIALS SERVICE	PREMIUM SERVICE
INSTRUCT/OBTAIN QUOTES FROM CONTRACTORS (MAX 2)	×	✓	✓

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END OF TENANCY	TENANT FIND	ESSENTIALS SERVICE	PREMIUM SERVICE
CHECK OUT INSPECTION VISIT & REPORT	£120 - £180	£120 - £180	£120 - £180
SECTION 8 ISSUED & DELIVERED	x	AT SOLICITOR COST	✓
NEGOTIATE DEPOSIT RELEASE	x	£60	✓
PREPARATION OF DOCUMENTS IN THE CASE OF A DEPOSIT DISPUTE CLAIM	x	£180	✓
PREPARATION OF DOCUMENTS FOR YOUR SOLICITOR/COURT APPEARANCE	x	£360	✓
STATUTORY DECLARATION	x	£50	✓
COURT ATTENDANCE	x	£600	✓
ATTENDANCE with BAILIFF	x	£300	✓
COURT & BAILIFF CHARGES	x	x	x
OTHER CHARGES	TENANT FIND	ESSENTIALS SERVICE	PREMIUM SERVICE
RENT GUARANTEE WITH LEGAL PROTECTION	£42	£42	✓
EPC	£85	£85	£85

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EICR	£150 - £300	£150 - £300	£150 - £300
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GSC	£90 - £180	£90 - £180	£90 - £180
SMOKE OR CO ALARM REPLACEMENTS	Up to £100 per unit replaced	Up to £100 per unit replaced	Up to £100 per unit replaced
LANDLORD ABORTIVE LET	one Month's Rent	One month's rent	One month's rent
OVERSEAS LANDLORD MONTHLY TAX ADMINISTRATION FEE	x	£60 PCM	✓
KEY CUTTING	x	£12 + COST OF KEY	COST OF KEY
FROM 1ST MAY RENTERS RIGHTS ACT 2025	TENANT FIND	ESSENTIALS SERVICE	PREMIUM SERVICE
PET REQUEST ANIMAL WELFARE ACT 2006	x	£36	✓
OBTAINING WITNESS STATEMENTS (ASB)	x	x	✓

TENANCY & PROPERTY MANAGEMENT TAKEOVER WITH COMPLIANCE HEALTH CHECK	£360
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- All prices noted above include VAT