

	Premium Management	Management	Tenant Finding
Property rental valuation	✓	✓	✓
Advertising the property on online portals, including quality photographs and floorplans	✓	✓	✓
Ensuring legal requirements are met	✓	✓	✓
Interviewing tenants and selection, detailed tenant referencing and credit checks (and guarantor if necessary)	✓	✓	✓
Creation of tenancy agreement and guarantor agreement	✓	✓	✓
Right to rent checks	✓	✓	✓
Collection of first month's rent and deposit and transfer into your account (after any deductions)	✓	✓	✓
Collection of monthly rent (including a statement per property)	✓	✓	8% of the rent due (minimum fee of £720 per tenancy per year)
Periodic property inspections (initial visit after 3 months, 6 monthly thereafter)	✓	✓	£50.00
Dealing with any maintenance issues	✓	✓	POA
Ensuring all safety certificates are up to date	✓	✓	POA
Tenancy deposit administration fee	✓	£30.00	£30.00
Contract amendment fee	✓	£50.00	£50.00
Tenancy renewal – fixed term contract	✓	£100.00	£100.00
Issuing rent increase notice – Section 13	✓	£30.00	£60.00
Issuing legal notices – Section 21 and Section 8	✓	£50.00	£60.00

Detailed inventory report	✓	12% of the monthly rental income	12% of the monthly rental income
Detailed checkout inspection which includes 3 hours deposit dispute resolution between landlord & tenant. £50.00 p/h thereafter	✓	15% of the monthly rental income	15% of the monthly rental income
Rent/Legal Protection Insurance	✓ 6 months included	6 months one payment based on monthly rent band	
		£400 - £1,000 - £169	
		£1,001 - £2,000 - £199	
		£2,001 - £3,000 - £269	
		£3,001 - £5,000 - N/A	
		12 months one payment based on monthly rent band	
		£0.00 - £1,000 - £259	
		£1,001 - £2,000 - £299	
		£2,001 - £3,000 - £329	
		£3,001 - £5,000 - £439	
Response to deposit scheme arbitration in event deposit dispute resolution fails	4 hours included £50.00 p/h thereafter	£50.00 p/h	£50.00 p/h
Arranging Energy Performance Certificate (EPC), Gas Safety Certificate, Electrical Installation Report, Portable Appliance Testing (PAT), Legionella Risk Assessment	Prior to the start of the tenancy 10% of the net invoice, all renewals included	Prior to the start of the tenancy 12% of the net invoice, all renewals included	Prior to the start of the tenancy 12% of the net invoice, 12% of any renewals
Additional property visits	£25.00 p/h An additional £50.00 p/h thereafter	£50.00 p/h	£50.00 p/h
Key cutting administration	£25.00 (plus cost of key)	£25.00 (plus cost of key)	£25.00 (plus cost of key)
Obtaining estimates & supervision of major works	5% of the net invoice	10% of the net invoice	10% of the net invoice
Rate for attending legal proceedings (court hearings)	£75.00 p/h	£75.00 p/h	£75.00 p/h

All prices shown are inclusive of VAT at 20%

Premium Management offered on a minimum 12 month tenancy