

Our lettings services:

Let Only

If you're a landlord who is experienced in the day-to-day running of your lettings property but need help with finding the right tenant, this is the ideal service for you. We'll source and reference your tenant, but leave the management to you.



Fully Managed

For complete peace of mind our Fully Managed service offers it all. This is our most popular package with landlords feeling increasingly time-poor and overwhelmed by the significant levels of admin required to let out a property in the UK. We can reduce that burden for you by finding tenants and managing your property, or portfolio of properties.



	Let only	Full management
Property appraisal and rental valuation	✓	✓
Advise on meeting your landlord obligations	✓	✓
Extensive marketing (Rightmove, Zoopla, To Let Board, social media)	✓	✓
Find and screen tenants	✓	✓
Arrange, accompany viewings, and provide feedback	✓	✓
Negotiate tenancy particulars	✓	✓
Professionally reference tenants & guarantors	✓	✓
Arrange inventory and schedule of condition with professional 3rd party company	✓	✓
Draw up tenancy agreement along with any specific terms and clauses, send legal documents	✓	✓
Register the tenant's security deposit with a government approved scheme and issue prescribed information	✓	✓
Check-in tenants at start of tenancy	✓	✓
Collect rent and chase arrears where required		✓
Process rents and send monthly statement to landlord		✓
Negotiate tenancy renewals / extensions and rent increases		✓
Serving of notices		✓
Annually arrange Gas safety checks and issue certificate to tenants		✓
Notify local council and utility companies		✓
Oversee and arrange end of tenancy check-out		✓
Negotiate with landlord and tenant the security deposit return and deductions		✓
Manage Council and utility accounts between tenancies		✓
24/7 emergency cover for tenants		✓
Manage tenants, liaise with contractors, and arrange repairs where required		✓
Arrange quotes and send to landlord for repairs over £250		✓
Arrange servicing, property maintenance & refurbishment between tenancies		✓
Regular property inspections with full report provided to the landlord		✓
Provide annual income and & expenditure report		✓

LANDLORD FEES FULLY MANAGED

All Fees Inclusive of VAT

FULLY MANAGED SERVICE	FEE	NOTES
MONTHLY FEE: Monthly commission of rent due - legal compliance, maintenance and repair, estimates, utilities, emergency call out 24 x7, rent collection, monthly statements, inspections, reporting and communication with tenants and landlords	12%	Monthly deduction of rent due
SET UP FEE: Rental valuation, legal compliance advise / checks, photos, floorplans, description, marketing Rightmove, Zoopla, social media, To Let Board, accompanied viewings, offer negotiation, referencing report including employment checks, landlord/agent reference, credit history, CCJ (county Court Judgments), IVA (individual voluntary agreement), agreement of tenancy terms and clauses, right to rent checks, collection of holding deposit and move in monies.	£450.00	Charged at the start of each new teanncy
INVENTORY FEE: Arrange third party inventory & check-in.	£120.00 - £250.00	Depnds on property size. See separate schedule of fees
DEPOSIT REGISTRATION FEE: Registration of tenant deposit with Government authorised scheme. Issuing of prescribed information and protection of deposit within 30 days.	£84.00	
RENEWAL FEE: Negotiate new rental amount, serving of Section 13, draw-up and issue new tenacy (includng any changes in legislation) adminstration of deposit (if required), signing of agreement by tenant and landord	£150.00	
CHECK OUT FEE: Arrange third party check-out, identify dilapidations from report negotiate deposit deductions with tenants and agree with landlord, release and return deposit from deposit scheme.	£120.00 - £150.00	
MANDATORY REQUIREMENTS		
Gas Safety Certificate	£40.00	Plus cost of contractor
EIRC Report	£40.00	Plus cost of contractor
EPC	£40.00	Plus cost of contractor
Smoke Alarm Installation	£30.00	Plus cost of product
Carbon Monoxide Detector Installation	£20.00	Plus cost of product
ADDITIONAL FEES (as and when required)		
Legionaeella Risk Assessment	£40.00	Plus cost of contractor
Rent Guarantee Insurance	From £120.00	Quote on Request
Legal Notices	£80.00	e.g. Section 8 or 21
Project Management of Larger Works	5- 10%	Works exceeding £500
Pat Testing (First 10 Items)	£40.00	Plus cost of contractor
Overseas Landlord Quartely & Annual Reporting	£18 per qtr	If requestyed by landlord
Security Depsoit resolution	£25 p/hr	Should a dispute go to ADR
HMO license application	£360.00	Submission to council
Cancellation Fee	Minimum Fee	(See T&Cs)
Cutting of Keys	£7.50 per key	Plus cost of invoice
Council Visits, Emergency Lighting, Smoke Detection testing	£35 p/hr	HMO Properties
Hourly Rate	£35 p/hr	Adhoc work outside of managed service