



	VIP	Premium	Basic	Tenant Find Only
	19.20% (16% + VAT) Min. charge £48.00 pcm	15.60% (13% + VAT) Min. charge £48.00 pcm	13.20% (11% + VAT) Min. charge £48.00 pcm	One months rent Min. fee £600.00
Initial set up cost for new managed tenancies	£450	£450	£450	
Marketing photos + floor-plan + to let board	✓	✓	✓	✓
Online marketing + facebook + letusletu.co.uk	✓	✓	✓	✓
Accompanied viewings	✓	✓	✓	✓
Credit checks + referencing	✓	✓	✓	✓
Right to rent checks	✓	✓	✓	✓
Detailed HHSRS assesment and hazards report	✓	£60.00	£60.00	£72.00
Completion of AST	✓	✓	✓	✓
Complete detailed property inventory	✓	1 Bed £90.00 2 Bed £96.00 3 Bed £114.00 4+ Bed £132.00	1 Bed £90.00 2 Bed £96.00 3 Bed £114.00 4+ Bed £132.00	1 Bed £90.00 2 Bed £96.00 3 Bed £114.00 4+ Bed £132.00
Meter readings + notify utility suppliers	✓	✓	✓	✓
mydeposits Deposit protection	✓	✓	✓	£42
Check in conducted at the property	✓	✓	✓	✓
Check smoke alarms	✓	✓	✓	✓
Spare key held	✓	✓	✓	£60.00 pa
Detailed mid-term inspection + digital report	✓	£36.00 each	£54.00 each	£72.00 each
Tenant check out	✓	✓	£96.00	£120.00
Return of deposit	✓	✓	✓	✓
Deposit dispute + adjudication	✓	✓	£96.00	£120.00
Receipt + processing rent payments	✓	✓	✓	
Contractor invoice payments + deductions	✓	✓	✓	
Email monthly rent statements	✓	✓	✓	
Rent guarantee* + legal expenses**	✓	£24pcm/£200pa	£24pcm/£200pa	
Reminder - Gas Certificate	✓	✓	✓	
Reminder - Electrical Inspection	✓	✓	✓	
Arranging Gas cert. with LULU contractor	✓	✓	✓	£24.00 + contractor cost
Arranging Electrical insp. with LULU contractor	✓	✓	✓	£24.00 + contractor cost
Rent arrears - 1 months chasing	✓	✓	✓	
Rent arrears - 2+ months chasing	✓	Monthly management fee still payable^	Monthly management fee still payable^	
Annual rent reviews	✓	✓	✓	
Fixed term renewal	✓	£90.00	£90.00	£120.00
Notices served - Section 8		£90.00	£90.00	
Section 13	✓	£60.00	£60.00	
Section 21		£90.00	£90.00	
Section 47/48		£60.00	£60.00	

Key copying	Key Cost	£24.00 + key cost	£24.00 + key cost	£24.00 + key cost
24/7 maintenance reporting	✓	✓	✓	
Arranging of minor repairs/maintenance	✓	✓	✓	
Annual tax statement	✓	£30.00	£30.00	

Additional Services/Charges	
Fitness for Human Habitation (FFHH)	from £60.00
Annual Gas safety cert.	from £55.00
Electrical inspection	from £180
Energy performance certificate	£85.00
Annual PAT test	£60.00
Annual Legionella risk assesment	£60.00
Paper copy of rent statements - posted	£30.00 pa
Paper copy of AST	£24.00
Staff hourly rate - Tenancy Manager	£78.00
Manager	£130.00
Director	£220.00
Court attendance	staff hourly rate plus mileage cost
Attendance of council inspections	£42.00 per visit
Management of council requirements	£300.00
Management of planned refurbishment	10% of gross refurbishment cost

All prices include VAT at 20% *VAT subject to change or alteration by HMRC.

Management fees are deducted from month/week one of a tenancy and monthly/weekly thereafter.


The set up fee is due when a tenant signs the AST and is usually deducted from the first month's rent.

Any disbursements, unless otherwise requested, will be deducted from the rent payments. An upfront payment of 50% will be required for any works agreed in excess of £500.00.

*rent payable 14days after due date and only for tenanted period **court costs upto a maximum £355; bailiff costs upto a maximum £220; solicitor fees for attendance of court hearings upto a maximum £800. Total spend capped upto £4000; Full T's&C's available on request; ^monthly management fee will not be payable if rent guarantee and legal expenses cover in place.

At a rental price of £ per calendar month our management fee of % will be £ inc VAT.

*please note that should the monthly rental be higher or lower than the above example, the management fee will be correspondingly higher or lower.

<p>INDEPENDENT REDRESS: D03968</p>		<p>CLIENT MONEY PROTECTION: A3516</p>		<p>ICO: ZA078934</p>	
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