



	VIP	Premium	Basic	Tenant Find Only
	21.60% (16% + VAT) Min. charge £42.00 pcm	18.00% (13% + VAT) Min. charge £42.00 pcm	16.20% (11% + VAT) Min. charge £42.00 pcm	One months rent Min. fee £550.00
Marketing /360 Tour package	£175	£175	£175	
Marketing photos + floor-plan + to let board	✓	✓	✓	✓
Online marketing + facebook + letusletu.co.uk	✓	✓	✓	✓
Accompanied viewings	✓	✓	✓	✓
Credit checks + referencing	✓	£36 Per Person	£36 Per Person	£36 Per Person
Right to rent checks	✓	✓	✓	✓
Detailed HHSRS assesment and hazards report	✓	£70.00	£70.00	£70.00
Completion of AST & compliance certificate/s	✓	✓	✓	✓
Complete detailed property inventory	✓	£60	£60	£60
Meter readings + notify utility suppliers	✓	✓	✓	✓
mydeposits Deposit protection	✓	✓	✓	£60
Check in conducted at the property	✓	£60	£60	£60
Check smoke alarms	✓	✓	✓	✓
Spare key held	✓	✓	✓	£60.00 pa
Detailed mid-term inspection + digital report	✓	£42 each	£64.00 each	£86.00 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**	✓	£36pcm/£432pa	£36pcm/£432pa	
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	✓	£45.00	£45.00	

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	£70.00
Paper copy of rent statements - posted	£40.00 pa
Paper copy of AST	£24.00
Staff hourly rate - Tenancy Manager	£88.00
Manager	£140.00
Director	£250.00
Court attendance	staff hourly rate plus mileage cost
Attendance of council inspections	£60.00 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.

**INDEPENDENT  
REDRESS:  
D03968**



**CLIENT MONEY  
PROTECTION:  
A3516**



ICO:  
ZA078934


