



Fee Breakdown Packages



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Full Management

For a Buy-To-Let property our fees are:	For a HMO house share property our fees are:
New tenant find fee £250	Full management set up fee per tenant = £250
and 10% commission	and Commission = Up to a 4 bed = 12% 5 bed plus = 13%

Our full management service offers the full tenant find process including the ongoing management of your property. As part of this service we will manage any maintenance or repairs as required. Percentage of commission is deducted from the income of rent each month.

Full management includes the following:

- Initial property inspection report
- Property photos taken and advertisement of property and organising viewings with weekly progress updates on the process
- To Let boards added outside the property
- Full tenant find service, including finding tenants, conducting viewings, reference checks
- Accompanied viewings by a member of our team including on evenings and weekends
- All paperwork including contracts and inventories including photographs will be drawn up and provided
- All legal compliance will be carried out and documents will be provided to the tenant
- Arrangement of Gas, Electrical safety check, EPC, Fire safety checks and any others if required
- Rent collection and statements provided to you for your accounts
- Face to face tenant check in on the move in day
- Day to day tenant management including out of hours emergency call out for tenants
- We conduct inspections every six months for your property and will provide you with a report including pictures to show the condition for you outlining any recommended works. (for HMOs monthly inspections will be conducted and alarm/co checks carried out to ensure your HMO stays up to standards)
- Carry out the full check out process, Managing deposit deductions/return, providing you a comprehensive check out report and organising for quotes of work where required

Additional costs/services

- Meter readings £40
- Costs of any certificates required for the property are to be paid by the landlord (EPC, Gas, Electrical safety etc) however can be organised by our team to keep things easy for you
- We can organise and quote for any cleans be that regular or pre/post tenancy for an additional cost dependent on property size/condition
- If there is anything else you feel may be missing or you would like please make sure to reach out to discuss!



Let Only

For a Buy-To-Let property our fees are:	For a HMO house share property our fees are:
£375	£300 per tenant

This service is a let only service which includes.

- Property appraisal and advice on how to achieve the best tenants and rental income
- Property pictures taken and any room dressing if required (in house shares) to help the property reach full potential
- Advertising the property online
- To let boards outside property
- Property viewings for potential tenants and a summary of each tenant
- Full tenant referencing checks
- Supplying all compliance documents to the new tenant
- Creating a detailed inventory of the property to the tenant for a digital signature
- Providing and receiving signed copies of all contracts/documentation
- First months rent and deposit collection
- All documentation and a statement will be sent across to you with the rent after fees and deposit

