

Property is personal

Scale of Charges	Tenant Find Service	Letting & Rent Collection 12% pcm	Fully Managed Package 13.2% ppm	Premium Fully Managed 17.4% pcm
Start up Fee	£590	£483	£360	£360
Re-let Fee	N/a	£250	£250	£200
Alternative Dispute Resolution (ADR)	£264	£42 annual fee OR a one off payment of £264 should a deposit go to dispute	£42 annual fee OR a one off payment of £264 should a deposit go to dispute	Included
Inventory Check Out	£180	£90	Included	Included
Additional Requested Property Visit	£55	£55	£55	Included
Duplicate Statements	£5	£5	Included	Included
Annual Statements	£10	£10	£10	Included
Key Cutting (per key)	From £12	From £12	From £12	Included
Early Temination of Management Service with a Sitting Tenant	£840	£840	£840	£840

Letting Your Property What's included?	Tenant Find Service £590	Letting & Rent Collection 12% pcm	Fully Managed Package 13.2% pcm	Premium Fully Managed 17.4% pcm
Comprehensive Inventory with high quality images	Included	Included	Included	Included
Tenant & Guarantor Referencing (inc. credit checks)	Included	Included	Included	Included
Creation and signatures of tenancy agreement and legally compliant documents	Included	Included	Included	Included
Rent Guarantee Insurance	POA	POA	POA	Included
Marketing with the highest quality images on: Rightmove On the Market Belvoir website & microsite Social Media Window Card To LET Board (where permitted)	Included	Included	Included	Included
Utilities & Council Tax Informed	Council Tax Only	Yes	Yes	Yes
Accompanied Viewings & Feedback to the Landlord	Included	Included	Included	Included

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Ongoing Services

What's Included?

Tenant Find Service
£590

Letting & Rent Collection
12% pcm

Fully Managed Package
13.2% pcm

Premium Fully Managed
17.4% pcm

Scheduling Maintenance & Liasing
with tenant through the tenancy

N/a

N/a

Included

Included

Inspections (quarterly) and thorough
report sent to landlord

No

No

Included

Included

Processing Incoming Monthly Rent
and Promptly Chasing Arrears

N/a

Included

Included

Included

Holding & Registering the deposit with
the deposit protection services (DPS)

£100

£100

Included

Included

Monthly Electronic Statements
(posted additional £5 charge)

N/a

Included

Included

Included

Section 13 (rent increase) Notice
Serving

£90

£90

Included

Included

Section 8 Notice Serving

£175

£175

Included

Included

Safety & Compliance	Tenant Find Service £590	Letting & Rent Collection 12% pcm	Fully Managed Package 15.6% pcm	Premium Fully Managed 17.4% pcm
Energy Performance Certificate (EPC)	£100	£100	£100	Included
Gas Safety Certificate	£87	£87	£87	Included
Electrical Installation Condition Report (EICR)	£25 (per circuit)	£25 (per circuit)	£25 (per circuit)	Included
Supply and Install Smoke Detector	£95	£95	£95	Included
Supply and Install Carbon Monoxide Alarm	£90	£90	£90	Included
Damp and Mould Report (third party)	£150	£150	£150	POA