

<b>LANDLORD FEES SCHEDULE</b>	Tenant Find: 75% of rent inc vat	Rent collection: 12% of rent (inc. VAT)	Fully managed: 14% of rent (inc. VAT)
Agree the rental value with comparable evidence	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Honest advise on refurbishment requirements	✓	✓	✓
Erect board outside property in accordance with Town and Country Planning Act 1990	✓	✓	✓
Market the property and advertise on relevant portals and social media sites	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Find you suitable tenant(s) - Proceed to reference tenant(s) and guarantor(s) if required	✓	✓	✓
Collect and remit initial months' rent (initial set up fees will be deducted from this payment)	✓	✓	✓
Provide tenants with method of payment	✓	✓	✓
Deduct any pre-tenancy invoices	✓	✓	✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	✓	✓	✓
Agree collection of any shortfall and payment method	✓	✓	✓
Social Media Marketing	✓	✓	✓
Enhanced Marketing Pictures	✓	✓	✓

Lodge security deposit TDS Custodial within set up fee		✓	✓
Pursue non-payment of rent and provide advice on rent arrears actions		✓	✓
Undertake two routine visits per annum and notify the outcome to the landlord		✓	✓
Arrange routine repairs and instruct approved contractors (providing three quotes if required)			✓
Hold keys throughout the tenancy term			✓
Security Deposit dilapidation negotiations			✓