

LET ONLY	LET ONLY & RENT COLLECTION	LETTINGS & FULL MANAGEMENT	LETTINGS & FULL MANAGEMENT & RENT PROTECTION
8% + VAT (9.6% INC VAT)	10% + VAT (12% INC VAT)	12% + VAT (14.4% INC VAT)	14% + VAT (16.8% INC VAT)
The above fees are of rent for the whole time your tenant stays in the property	The above fees are of rent for the whole time your tenant stays in the property	The above fees are of rent for the whole time your tenant stays in the property	The above fees are of rent for the whole time your tenant stays in the property
<p>The services will include:</p> <ul style="list-style-type: none"> <li>- Find a tenant</li> <li>- Market the property and advertise on relevant portals</li> <li>- Arrange and accompany viewings</li> <li>- Collect &amp; hold the deposit</li> <li>- Ask tenants to set up rent payment and pass monies on</li> <li>- Discuss renewal or termination with you before the end of the tenancy</li> </ul>	<p>The services will include:</p> <ul style="list-style-type: none"> <li>- Find a tenant</li> <li>- Market the property and advertise on relevant portals</li> <li>- Arrange and accompany viewings</li> <li>- Collect &amp; hold the deposit</li> <li>- Rent collection and sending statements as per the tenancy rent schedule</li> <li>- Discuss renewal or termination with you before the end of the tenancy</li> </ul>	<p>In addition to the letting, renewal and receiving rent services we will include the below:</p> <ul style="list-style-type: none"> <li>- Deal with day to day management including repairs</li> <li>- Send you monthly statements</li> <li>- Chase rent payments</li> <li>- Make any necessary HMRC deduction</li> <li>- Give utility suppliers meter readings when the tenancy starts and ends</li> <li>- Hold a working fund and make payments</li> <li>- Organise the following safety checks, gas safety record, electrical safety tests, smoke and carbon monoxide alarms</li> <li>- Visit the property at least once a year</li> <li>- Manage the end of tenancy process and deposit return</li> </ul>	<p>In addition to the lettings &amp; full management we will include the below:</p> <ul style="list-style-type: none"> <li>- Premium listing on Zoopla &amp; Rightmove – this will increase the click through rate and increase the number of viewings on your property</li> <li>- We will market your apartment on our social media platform’s such as Twitter, Facebook</li> <li>- Our negotiators will produce yearly comparable reports for sale &amp; lettings and will provide you valuation reports for sales &amp; lettings</li> <li>- Our staff are available on Watts app and will be available to deal with your queries within 24 hours</li> <li>- We will provide you recommendation/advice on how to</li> <li>- Rent protection and legal expenses policy protection (subject to tenant passing references)</li> </ul>

<b>RENEWAL FEES (of the total rent)</b>			
<b>LET ONLY</b>	<b>LET ONLY &amp; RENT COLLECTION</b>	<b>LETTINGS &amp; FULL MANAGEMENT</b>	<b>LETTINGS &amp; FULL MANAGEMENT &amp; RENT PROTECTION</b>
Renewal Commission Fee 7% + VAT, (8.4 inc VAT)	Renewal Commission Fee 9% + VAT, (10.8 inc VAT)	Renewal Commission Fee 11% + VAT, (13.2 inc VAT)	Renewal Commission Fee 12% + VAT, (14.4 inc VAT)
Review rent in accordance with the market and advise the landlord. Negotiate and agree the renewal.	Review rent in accordance with the market and advise the landlord. Negotiate and agree the renewal. On-going rent collection	Review rent in accordance with the market and advise the landlord. Negotiate and agree the renewal. Continuation of Fully Managed service	Review rent in accordance with the market and advise the landlord. Negotiate and agree the renewal. We will produce a comparable report and give you an insight to the local market conditions.
<b>OTHER FEES</b>			
<i>Inventory arrangement</i>	This service is included for Full management service £50 + VAT (£60 inc VAT)		
<b>Tenancy renewal paperwork (landlord's share) included for all Full management service</b> <b>Cancelling a let before the tenant moves in</b>	Contract negotiation and arranging necessary documentation £150 + VAT (£180 inc VAT) The amount would be equivalent to two weeks rental of the property + (£360 Inc VAT)		
<b>Preparing and service notices</b> Section 21 notice	£41.70 + VAT (£50 inc VAT)		
<b>Additional property visits</b> <b>Vacant Management</b>	£90 (inc VAT) £300 (inc VAT)	Visit the property once a fortnight	



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