

	<b>Full Management</b>	<b>Rent Collect</b>	<b>Tenant Find Only</b>
<b>Pre-Tenancy</b>			
<b>Monthly Charge</b>	<b>12%</b>	<b>7%</b>	<b>N/A</b>
<b>Set Up Fee</b>	<b>50% of First Month's Rent</b>	<b>50% of First Month's Rent</b>	<b>First Month's Rent (Commercial/FRI/ Company let - 2 months' rent)</b>
<b>Screening tenants and arranging viewings</b>	<b>Included</b>	<b>Included</b>	<b>Included</b>
<b>Processing tenant applications</b>	<b>Included</b>	<b>Included</b>	<b>Included</b>
<b>Referencing &amp; Right to Rent</b>	<b>Included</b>	<b>Included</b>	<b>Included</b>
<b>Tenancy Management</b>			
<b>Collecting &amp; protecting tenant deposit</b>	<b>Included</b>	<b>Included</b>	<b>N/A</b>
<b>Inventory - Room by Room</b>	<b>Included</b>	<b>£150 (commercial - individually priced)</b>	<b>£150</b>
<b>Ongoing rent collection and chasing arrears</b>	<b>Included</b>	<b>Included</b>	<b>N/A</b>



	Fully Managed	Rent Collect	Let Only
Landlord & Maintenance			
Repairs & Maintenance Coordination	Included	N/A	N/A
Property Inspections	Included	N/A	N/A
Compliance			
Gas Safety Certs	From £100	From £100	From £100
EICR	From £180	From £180	From £180
EPC	From £90	From £90	From £90
Supply & Install Smoke Alarm	From £90	From £90	From £90
Supply & Install Carbon Monoxide Detectors	From £90	From £90	From £90
Other Services/Fees			
Renewal Negotiations	£150	£150	£150