

## Services Summary:

Service Level	What's Included
Let Only	<ul style="list-style-type: none"> <li>• Marketing &amp; advertising</li> <li>• Accompanied viewings</li> <li>• Tenant referencing</li> <li>• Tenancy agreement preparation</li> <li>• Move-in compliance (How to Rent, EPC, GSC, EICR &amp; PI)</li> <li>• Collection of first month's rent &amp; deposit</li> </ul>
Rent Collection	<ul style="list-style-type: none"> <li>• Everything in Let Only, plus:</li> <li>• Monthly rent collection</li> <li>• Monthly statements</li> <li>• Arrears monitoring &amp; chasing</li> </ul>
Full Management	<p>Everything in Rent Collection, plus:</p> <ul style="list-style-type: none"> <li>• Annual property inspection</li> <li>• Maintenance handling &amp; contractor coordination</li> <li>• Emergency repairs management</li> <li>• Compliance renewals (GSC, EICR, etc.)</li> <li>• Check-out report (fee may apply)</li> <li>• Deposit negotiation &amp; dispute support</li> </ul>
Setup Fee	<ul style="list-style-type: none"> <li>• Applies to all service levels</li> </ul>

## Additional Services and Fees

Service	Fee (incl. VAT)
EPC	£100.00
Gas Safety Certificate	£90.00
EICR	£160.00
Smoke Alarm / CO Alarm Installation	£50.00 (per alarm)
PAT Testing	Quote upon inspection
Check-out	£150.00
Tenancy Agreement	£300.00
Referencing	£60.00 (per tenant)
Right to Rent Check	£24.00 (per tenant)
Deposit Registration	£60.00
Property Inventory	£150.00 (per inventory)
Rent Protection (via Goodlord)	3% of the rent (inc. IPT)
Fee for transferring rent to non-UK Bank Account	£20.00 (per transaction)
Annual Income and Expenditure Report	£90.00
Duplicate Statements	£10.00 (per statement)
Postal Statements	£10.00 (per statement)
Statutory Landlord HMRC Notification	£10.00
Additional Inspection	£50.00
Invoice Handling	20%
Section 8 Notice	£150.00