



OPTION 1	OPTION 2	OPTION 3
TENANT FIND ONLY £300 +VAT Document pack add on £300	RENT COLLECTION £350 +VAT initial set up fee THEN - 8% of monthly Rent +VAT	FULLY MANAGED <i>£300 + VAT set up fee then 10% monthly rent + VAT</i>

	TENANT FIND ONLY	RENT COLLECTION	FULLY MANAGED
Marketing on Rightmove, Zoopla & On the Market	✓	✓	✓
Photography and rental Board	✓	✓	✓
Taking calls and initial screening of potential applicants	✓	✓	✓
Accompanied viewings	✓	✓	✓
Processing of applications including thorough referencing checks	✓	✓	✓
Preparation of tenancy Agreement	✓	✓	✓
Rent collection first month and remit once received	✓	✓	✓
Deduct any pre-tenancy invoices	✓	✓	✓
Guidance on rent deposit protection including issuing the tenants with Prescribed Information	✓	✓	✓
Issue all relevant documents including "How to rent" guide	✓	✓	✓
Collect and remit monthly rents received		✓	✓
Pursue non-payment of rent and guidance on rent arrears actions		✓	✓
Deduct commissions and any works		✓	✓
Carry out annual rent reviews and discuss potential rent changes with landlords			✓
Periodic Inspections to the property and update landlord of any issues.			✓
Undertake any repairs with approval from landlord with experienced and qualified tradesmen			✓
Manage annual gas safety inspections and periodic electric safety inspections			✓
Guidance on legal recourse regarding rent arrears and tenant management issues			✓