

Service Level Comparison Table

Set-Up Fee	Let Only	Rent Collect	Fully Managed	Full Managed Plus
Initial visit, Market Appraisal and guidance on all aspects of Letting	✓	✓	✓	✓
Marketing of property	✓	✓	✓	✓
Accompanied viewings	✓	✓	✓	✓
Comprehensive referencing and credit checks of prospective tenants	✓	✓	✓	✓
Right to Rent and Sanctions Checks	✓	✓	✓	✓
Tenancy Agreement, prescribed information (in line with latest legislation)	✓	✓	✓	✓
All legally required documentation provided before tenancy commencement	✓	✓	✓	✓
Register deposit with the TDS	✓	✓	✓	✓
Collect initial rent payment and pay (minus agreed fees and charges) to landlord	✓	✓	✓	✓
Comprehensive Inventory drawn up	£	✓	✓	✓
Accompanied Check In Appointment	✓	✓	✓	✓
Notify Council and appropriate utility companies accordingly	✓	✓	✓	✓
Management Fee				
Collect monthly rent and pay accordingly		✓	✓	✓
Pursue any rent arrears (not including Section 8 Notice)		✓	✓	✓
Carry out 6 monthly property inspections		£	✓	✓
Arrange property maintenance and repairs			✓	✓
Out of hours emergency service for tenants			✓	✓
Arrange Gas Safety, Electrical Safety, EPC & LRA Certificates before they expire			✓	✓
Annual rent review and Section 13		✓	✓	✓
Arrange Check Out Inspection		✓	✓	✓
Utility and Council Tax notification for change of occupancy		✓	✓	✓
Deposit return negotiations		✓	✓	✓
Provide Rent Guarantee Insurance				✓