

# OUR SERVICE CHARGES



	FULL MANAGEMENT	RENT COLLECTION	LET ONLY
Service Charge	10% MONTHLY (12% INC VAT)	8% MONTHLY (9.6% INC VAT)	50% OF THE FIRST MONTHS RENT (60% INC VAT)
Market Appraisal	✓	✓	✓
High Quality Images, Floor Plan & Marketing	✓	✓	✓
Guidance On Obligations And Advice	✓	✓	✓
Accompanied Viewings	✓	✓	✓
Referencing of Tenant/s Including ID & Suitability Checks	✓	✓	✓
Preparation Of Initial Tenancy Agreements	✓	✓	✓
Renewal Agreements Executed	✓	✓	✗
Registration & protection Of Tenants Deposit (TDS)	✓	✓	✗
Move In & Check In Appointment with Tenant/s	✓	✓	✓
Full Inventory/Schedule Of Condition Including Photo's	✓ *	✓ *	✓ *
Organise Property Maintenance	✓	✗	✗
Conduct Property Inspection & Provide Full Report	✓	✓	✗

Tenant/s Point Of Contact & Handle Any Queries	✓	✓	✗
To Send Relevant Documents To Tenant/s During Tenancy, For Example: Gas Safety Certificates, How To Rent Guides Etc	✓	✓	✗
Full Checkout Of Property Including Report & Photo's	✓	✓	✗
Serving Of Notice During & End Of Tenancy	✓	✓	✗
Mediate & Handle Deposit Resolution (If Required)	✓	✓	✗
Provide Rent Guarantee Service & Legal Protection	✓*	✓*	✗

All Charges are including VAT

\*Currently set at 20%

SERVICE	COST
<p>Set up service (Per New Tenancy)</p> <p>Includes; Marketing, Tenant Referencing, Tenancy Agreement, Check In Appointment, Check Out &amp; Deposit Protection</p> <p>*Fully Managed &amp; Rent Collection Only</p>	£300.00
<p>Set up Service (Per New Tenancy)</p> <p>Includes Marketing, Tenant Referencing, Tenancy Agreement, Check In Appointment</p> <p>*Tenant Find Only</p>	£360.00
<p>Deposit Resolution</p> <p>*Charged Until Agreement Or Adjudication</p>	£210.00
<p>Producing Tenancy Agreement</p> <p>*Per Agreement</p>	£90.00
Deposit Protection / Registration	£60.00
Serving Notice During & End Of Tenancy	£60.00
Checkout Of Tenant/s	£180.00
Abortive Costs (Not Chargeable For Failed Tenant Referencing)	£420.00
Project Management (Charge Based On Total Cost)	10%
Property Purchased By Party/Parties introduced By Sidney Roach (Based On Final Agreed Price)	1.2%
In Management Purchases On Behalf of Landlord (For Example New Appliance)	3%

OPTIONAL ADDITIONAL SERVICES	COST
Gas Safety Certificate (Valid For 12 Months)	From £81.60
Electrical Safety Certificate (EICR Valid Up to 5 Years)	From £192.00
Energy Performance Certificate (Valid For 10 Years)	From £85.00
*Rent Guarantee Service & Legal Protection	Rent up to £999 – From £350.00 Rent £1000 – £1499 – From £400.00 Rent £1500 – £1999 –From £500.00 Rent £2000 – £2499 – From £550.00 Rent £2500 – Individual Quote
Inventory Charges  *Cost varies by size of property and number of bedrooms	From £120.00