

Lettings Only For Long Term Lets (6 months+)		
Package	Online Lettings	Lettings Only (Long term lets 6 months and over)
Cost	£549 (fixed fee paid in advance)	5.5% (calculated on first years' rent, which is payable on agreed let)
		(MOST POPULAR)
No let no fee	✖	✓
Access to a dedicated agent who will take you through the process	✖	✓
Accompanied viewings by our specialist agents	✖	✓
Extensive marketing to find the right tenant (we use major search websites like Zoopla and their associated partners)	✓	✓
6 week marketing period	✓	✓
Unlimited marketing period	✖	✓
High quality photographs and virtual tours where required**	✓	✓
Comprehensive tenant checks to ensure that they are the right tenant for your property (landlord consent is always required before a tenant is placed)	✓	✓
Obtaining tenant references (extra charges apply)	✓	✓
Tenant credit checks (extra charges apply)	✓	✓
Tenant identity verification	✓	✓
Right to Rent Checks	✓	✓
Rent negotiations	✓	✓
Issuing tenancy agreements (ASTs negotiated as needed)	✓	✓
Conducting tenancy safety checks	✖	✓
Check-in cleaning (extra charges apply)	✖	✓
Check-in inventory (extra charges apply)	✖	✓
Key collection and handing over to tenant	✖	✓
Collection of the first rent payment and processing tenancy deposit	✓	✓
Transfer of utilities	✖	✓
Check that all legal requirements are met. Conduct any remedial action as required (additional charges may apply depending on the work required e.g. gas safety certificate, electric certificate, privacy policy, EPC, tenancy deposit protection etc.)	✓	✓
Support with local authority licence scheme requirements where applicable (excluding HMO)	✖	✓
Handover to landlord unless one of our management options are selected	✓	✓
Online lettings package is for any property in England and Wales.		
Lettings only package currently cover Central London, North West London, North London, North East London and Milton Keynes. Call us if you are in doubt as to which areas we cover.		
** Additional marketing charges may apply for items, such as, cinematic film, drone shots, brochures and floor plans. These will be agreed with you prior to our engagement.		