

What Type of Landlord Are You...?	VA Landlord Services				
	Premium Management	Management Plus	Management Together	Basic Management	Tenant Find Only
	"Rest & Relax"	"Peace Of Mind"	"Professional Beginnings"	"A Head Start"	"DIY Landlord"
<b>Marketing</b>					
<b>FREE</b> market appraisal of your property	✓	✓	✓	✓	✓
Property marketing on rightmove, zoopla, RMU etc	✓	✓	✓	✓	✓
Accompanied viewings at the property	✓	✓	✓	✓	✓
Regular updates of viewings and feedback	✓	✓	✓	✓	✓
Selecting the best tenants for your property	✓	✓	✓	✓	✓
Negotiating the best rent for your property	✓	✓	✓	✓	✓
<b>PreTenancy</b>					
Comprehensive referencing and credit check on tenants	✓	✓	✓	✓	£100
Obtaining a security deposit	✓	✓	✓	✓	✓
Providing Assured Shorthold Tenancy Agreements	✓	✓	✓	✓	✓
Tenancy sign up (Contract and legal paperwork)	✓	✓	✓	✓	✓
Tenancy Deposit Protection	✓	✓	✓	✓	✓
Utility Notification 1 (council tax and water board)	✓	✓	✓	✓	✓
Utility Notification 2 (arranging gas & electric meter readings)	✓	✓	✓	✓	✓
Administration of tenant rent standing order	✓	✓	✓	✓	✓
<b>During Tenancy</b>					
<b>RENTAL PAYMENT* (Rent On Time EVERY TIME - REGARDLESS!)</b>	✓				
<b>RENTAL PAYMENT* (Guaranteed as insured &amp; legally protected)</b>		✓			
<b>RENTAL PAYMENT (On receipt of tenant payment)</b>			✓	✓	
Providing a detailed photographic inventory & condition report	✓	£100**	£100**	£100**	£100**
Monthly rental Email statements	✓	✓	✓	✓	
Rental tax return summary yearly accounts	✓	✓	£75	£75	
Interim property inspections with a photo report (2/3 times per year)	✓	£50	£50	£50	£75
All emergency maintenance dealt with 24/7, 365 days a year	✓	✓	✓	✓	
Proactive tenancy management (Dealing with any tenant issues)	✓	✓	✓	✓	
<b>Maintaining Your Property</b>					
Arranging free estimates for work from our vetted & qualified contractors	✓	✓	✓	✓	
Arranging & managing repairs (subject to Landlord's authorisation)	✓	✓	✓	✓	
Arranging Energy Performance Certificates (EPC)	✓	£85	£85	£85	
Arranging Annual Gas Safety Certificates (CP12)	£75	£85	£85	£85	
Access to our preferred maintenance contractors	✓	✓	✓	✓	
<b>End of Tenancy</b>					
Final Inspection of the property with report with issues highlighted	✓	✓	£90	£90	
Arranging renewals and negotiating rent increases (as appropriate)	✓	£75	£75	£75	£95
Deposit negotiations between both parties & allocation of monies	✓	✓	✓	✓	
Adjudication of deposit dispute	✓	✓	£100**	£100**	
Personal hand service of Section 21 Notice	✓	✓	£75	£75	
<b>VA FEES</b>					
<b>TENANT FIND FEE (% of first months rent)</b>	60%	60%	60%	60%	100%
<b>MONTHLY MANAGEMENT FEE</b>	12.5%	10%	8%	6%	N/A
<b>ALL OUR SERVICES WORK ON A NO LET - NO FEES BASIS</b>					

**Table Notes**

All fees are subject to VAT at the prevailing rate (currently 20%)

\* Term and conditions of the insurance will apply. Eviction process is covered under legal insurance. - Please ask for further information

\*\* Starting from price. A specific price will be provided on instruction

✓ Service included