

All fees and charges are subject to VAT	FULL MANAGEMENT	LET ONLY	LET ONLY WITH RENTAL COLLECTION
	A comprehensive specialist Letting and Property Management Service	Utilises Letting Places expertise to supply qualified tenants with ongoing management carried out by the Landlord	
	£POA SET UP FEE PLUS 10% PER MONTH	£POA SET UP FEE PLUS 25% OF FIRST MONTHS RENT	£POA SET UP FEE PLUS 7% PER MONTH
Multi-media advertising	✓	✓	✓
Accompanied tenant viewings with collection & transport	✓	✓	✓
Fully referenced tenants	✓	✓	✓
Draw up tenancy agreements	✓	✓	✓
Rental collection	✓	n/a	✓
Deposit collected and lodged within Tenancy Deposit Scheme	✓	£POA	✓
Set up standing order	✓	✓	✓
Rent statements by email / post	✓	n/a	✓
Prompt written pursuit of tenants for late payment of rent	✓	n/a	✓
Electronic bank transfer of rent	✓	n/a	✓
Monthly rent summary statement	✓	n/a	✓
Full written inventory and schedule of condition	✓	£POA	✓
Check out at end of tenancy initial dispute resolution and settlement as appropriate	✓	POA	✓
Inform council tax and utility providers	✓	✓	✓
Management of maintenance	✓	n/a	n/a
Regular property inspections with feedback and report	✓	£POA	£POA
Submission of non resident landlords annual return to inland revenue	£POA	£POA	£POA
Rent guarantee and legal expenses – 6 months	£POA	£POA	£POA
Rent guarantee and legal expenses - 12 months	£POA	£POA	£POA
AST renewal	£POA	£POA	£POA
Prompt hand delivered section notice	✓	£POA	✓
EPC	£POA	£POA	£POA
Gas certificate	£POA	£POA	£POA
Electrical Wiring	P.O.A depends on size of property	P.O.A depends on size of property	P.O.A depends on size of property