

Service Options

Property Assessment

- Rental Consultation
- Marketing Advice
- Board Erection
- Accompanied Viewings
- Legal & Regulatory Check

Securing a Tenant

- Tenancy Application
- Tenant Referencing
- Tenancy Negotiation
- Taking Tenancy Holding Deposit
- Taking Tenancy Security Deposit
- Registering Tenancy Deposit
- Tenancy Terms & Agreement

Tenant Move In

- Property Inventory Preparation
- Property Check In
- Utility Administration

Tenancy Management

- Collecting Rent
- Chasing Arrears
- Periodic Inspections
- Arranging Maintenance Works
- Paying Contractors
- Rent Increase Assessments
- Annual Statements

Additional Products & Services

- Rent Guarantee

	LetSimple	Fully Managed	Rent Collect	Tenant Find
Property Assessment				
Rental Consultation	Included	Included	Included	Included
Marketing Advice	Included	Included	Included	Included
Board Erection	Included	Included	Included	Included
Accompanied Viewings	Included	Included	Included	Included
Legal & Regulatory Check	Included	Included	Included	Included
Securing a Tenant				
Tenancy Application	Included	Included	Included	Included
Tenant Referencing	Included	Fees Apply	Fees Apply	Fees Apply
Tenancy Negotiation	Included	Included	Included	Included
Taking Tenancy Holding Deposit	Included	Included	Included	Included
Taking Tenancy Security Deposit	Included	Included	Included	Included
Registering Tenancy Deposit	Included	Fees Apply	Fees Apply	Not Included
Tenancy Terms & Agreement	Included	Included	Included	Included
Tenant Move In				
Property Inventory Preparation	Included	Fees Apply	Fees Apply	Not Included
Property Check In	Included	Included	Included	Not Included
Utility Administration	Included	Included	Included	Not Included
Tenancy Management				
Collecting Rent	Included	Included	Included	Not Included
Chasing Arrears	Included	Included	Included	Not Included
Periodic Inspections	Included	Fees Apply	Not Included	Not Included
Arranging Maintenance Works	Included	Included	Not Included	Not Included
Paying Contractors	Included	Included	Not Included	Not Included
Rent Increase Assessments	Included	Included	Included	Not Included
Annual Statements	Included	Fees Apply	Fees Apply	Not Included
Additional Products & Services				
Rent Guarantee	Included	Fees Apply	Fees Apply	Not Included

Fees Payable

ALL FEES SHOWN ARE INCLUSIVE OF VAT

Tenant Referencing

- Reference Fee (Lead Tenant)
- Reference Fee (Each Additional Tenant)
- Rent Guarantee (minimum £30.00 pcm)

Tenancy Setup & Management

- Minimum Setup/Letting Fee
- Tenancy Management Fee
- Monthly Subscription
- Preparing a Property Inventory (see below)
- Deposit Registration Fee

Tenancy Fees

- Withdrawal Fee pre Tenancy
- Check In Fee
- Periodic Property Inspection & FFHH
- Additional Property Visits (e.g. empty)
- Annual Statement
- Tenancy Renewal Fee - Fixed Term
- Serving Property Notices (e.g. Section 21)
- Overseas Landlord Annual Fee

Check Out & Deposit Release

- Full Deposit Release
- Deposit Deductions with No Negotiations
- Deposit Deductions with Negotiations

Property Inventory Charges

- One bedroom
- Two bedrooms
- Three bedrooms
- Four bedrooms
- Five + bedrooms

Inventory Preparation is included in the LetSimple service

	LetSimple	Fully Managed	Rent Collect	Tenant Find
Reference Fee (Lead Tenant)	Included	£78.00	£78.00	£78.00
Reference Fee (Each Additional Tenant)	Included	£30.00	£30.00	£30.00
Rent Guarantee (minimum £30.00 pcm)	Included	3.6%	3.6%	N/A
Minimum Setup/Letting Fee	Included	£510.00	£510.00	1 Months Rent
Tenancy Management Fee	N/A	15.6%	10.8%	N/A
Monthly Subscription	Bespoke	N/A	N/A	N/A
Preparing a Property Inventory (see below)	Included	See Below	See Below	See Below
Deposit Registration Fee	Included	£48.00	£48.00	N/A
Withdrawal Fee pre Tenancy	Included	£180.00	£180.00	£180.00
Check In Fee	Included	Included	£114.00	£150.00
Periodic Property Inspection & FFHH	Included	£42.00	N/A	N/A
Additional Property Visits (e.g. empty)	Included	£48.00	£48.00	N/A
Annual Statement	Included	£24.00	£24.00	N/A
Tenancy Renewal Fee - Fixed Term	Included	£150.00	£150.00	£150.00
Serving Property Notices (e.g. Section 21)	Included	£114.00	£114.00	£114.00
Overseas Landlord Annual Fee	Included	£36.00	£36.00	N/A
Full Deposit Release	Included	£96.00	N/A	N/A
Deposit Deductions with No Negotiations	Included	£132.00	N/A	N/A
Deposit Deductions with Negotiations	Included	£168.00	N/A	N/A

	Unfurnished	Furnished
One bedroom	£96.00	£108.00
Two bedrooms	£114.00	£126.00
Three bedrooms	£132.00	£144.00
Four bedrooms	£150.00	£162.00
Five + bedrooms	£168.00	£180.00