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# Service Options

| | 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 | Fees Apply |
| Tenancy Terms & Agreement | Included | Included | Included | Included |
| **Tenant Move In** | | | | |
| Property Inventory Preparation | Included | Fees Apply | Fees Apply | Fees Apply |
| Property Check In | Included | Included | Fees Apply | Fees Apply |
| 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 |

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# Fees Payable

**ALL FEES SHOWN ARE INCLUSIVE OF VAT**

| | LetSimple | Fully Managed | Rent Collect | Tenant Find |
|---|---|---|---|---|
| **Tenant Referencing** | | | | |
| Reference Fee (Lead Tenant) | Included | £90.00 | £90.00 | £90.00 |
| Reference Fee (Each Additional Tenant/Guarantor) | Included | £42.00 | £42.00 | £42.00 |
| Rent Guarantee (minimum £30.00 pcm) | Included | 3.60% | 3.60% | N/A |
| **Tenancy Setup & Management** | | | | |
| Minimum Setup/Letting Fee | Included | £510.00 | £510.00 | 1 Months Rent |
| Tenancy Management Fee | N/A | 14.40% | 9.60% | 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 | £90.00 also includes deposit release |
| **Tenancy Fees** | | | | |
| Withdrawal Fee pre Application | Included | 75% Setup Fee | 75% Setup Fee | 75% Setup Fee |
| Withdrawal Fee post Application | Included | 100% Setup Fee | 100% Setup Fee | 100% Setup Fee |
| Check In Fee | Included | Included | £114.00 | £180.00 |
| Periodic Property Inspection & FFHH | Included | £42.00 | N/A | N/A |
| Additional Property Visits (e.g. empty) | Included | £66.00 | £66.00 | N/A |
| Annual Statement | Included | £36.00 | £36.00 | N/A |
| Serving Rent Increase - Section 13 Notice | Included | £78.00 | £78.00 | £180.00 |
| Serving Section 8 Notice | Included | £210.00 | £300.00 | £720.00 |
| Overseas Landlord Annual Fee | Included | £36.00 | £36.00 | N/A |
| Court Attendance (per hour) | Included | £330.00 | £420.00 | N/A |
| **Check Out & Deposit Release** | | | | |
| Check Out Fee | Included | £108.00 | £180.00 | N/A |
| Full Deposit Release | Included | Included | Included | N/A |
| Deposit Release with Agreed Deductions | Included | Included | Included | N/A |
| Deposit Release with Disputes | Included | £60.00 | N/A | N/A |
| Statutory Declaration | Included | £90.00 | N/A | N/A |

| | | Unfurnished | Furnished | All Properties |
|---|---|---|---|---|
| **Property Inventory Charges** | | | | |
| One bedroom | Included | £114.00 | £126.00 | £198.00 |
| Two bedrooms | Included | £138.00 | £150.00 | £222.00 |
| Three bedrooms | Included | £162.00 | £174.00 | £246.00 |
| Four bedrooms | Included | £186.00 | £198.00 | £270.00 |
| Five + bedrooms | Included | £210.00 | £222.00 | £294.00 |