

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
	Included	Included	Included	Included
	Included	Included	Included	Included
	Included	Included	Included	Included
	Included	Included	Included	Included
	Included	Included	Included	Included
	Included	Included	Included	Included
	Included	Fees Apply	Fees Apply	Fees Apply
	Included	Included	Included	Included
	Included	Included	Included	Included
	Included	Included	Included	Included
	Included	Fees Apply	Fees Apply	Fees Apply
	Included	Included	Included	Included
	Included	Fees Apply	Fees Apply	Fees Apply
	Included	Included	Fees Apply	Fees Apply
	Included	Included	Included	Not Included
	Included	Included	Included	Not Included
	Included	Included	Included	Not Included
	Included	Fees Apply	Not Included	Not Included
	Included	Included	Not Included	Not Included
	Included	Included	Not Included	Not Included
	Included	Included	Not Included	Not Included
	Included	Included	Included	Not Included
	Included	Fees Apply	Fees Apply	Not Included
	Included	Fees Apply	Fees Apply	Not Included

Fees Payable

ALL FEES SHOWN ARE INCLUSIVE OF VAT

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
Tenancy Renewal Fee	Included	£180.00	£180.00	£234.00
Serving Rent Increase - Section 13 Notice	Included	£78.00	£78.00	£180.00
Serving Section 21 Notice	Included	£180.00	£210.00	£360.00
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

Property Inventory Charges

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

	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
Tenancy Renewal Fee	Included	£180.00	£180.00	£234.00
Serving Rent Increase - Section 13 Notice	Included	£78.00	£78.00	£180.00
Serving Section 21 Notice	Included	£180.00	£210.00	£360.00
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
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