

Let Only	Full Management	Property Setup
£ per	£ per	£ per
Commission - Fixed fee below	Commission - TBA%	Commission - Fixed fee below
Tenant find - £150.00	Tenant find - £300.00	Tenant find - £400.00
Full advertising - Included	Full advertising - Included	Full advertising - Included
Initial property check - Included	Initial property check - Included	Initial property check - Included
Advice on Local Market & Property Law - Included	Advice on Local Market & Property Law - Included	Advice on Local Market & Property Law - Included
Viewings - Included	Viewings - Included	Viewings - Included
Tenant Information collecting & Reference - Included	Tenant Information collecting & Reference - Included	Tenant Information collecting & Reference - Included
Guarantor Check - Included	Guarantor Check - Included	Guarantor Check - Included
Floor Plan - £40.00	Floor Plan - £10.00	Floor Plan - £30.00
Full Property Video inspection (GoPro) - £80.00	Full Property Video inspection (GoPro) - £50.00	Full Property Video inspection (GoPro) - £70.00
Rent Collection - N/A	Rent Collection - Included	Rent Collection - N/A
Notification to utilities of incoming tenant - £20.00	Notification to utilities of incoming tenant - Included	Notification to utilities of incoming tenant - £10.00
Out of Hours repair Contact - £100 annually (Min Callout of £60)	Out of Hours repair Contact - Included (callout fee applies, min fee £60)	Out of Hours repair Contact - £100 annually (Min Callout of £75)
Universal Credit & Housing benefit liaison - N/A	Universal Credit & Housing benefit liaison - Included	Universal Credit & Housing benefit liaison - £50.00
Arrears Collection - N/A	Arrears Collection - Included	Arrears Collection - 20% of arrears collected
Register & Hold deposit - £50.00	Register & Hold deposit - Included	Register & Hold deposit - £40.00
Contract renewals - £80.00	Contract renewals - Included	Contract renewals - £65.00
Month Property Inspection (6 monthly) - £60.00	Month Property Inspection (6 monthly) - Included	Month Property Inspection (6 monthly) - £40.00
Additional property Inspections - £60.00	Additional property Inspections - £20.00	Additional property Inspections - £40.00

Additional Services

Communal cleaning	POA
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Issue new tenancy to existing tenant	£60.00
.....	
Service Charge Management (Block Management, Budget profiling, annual income, expenditure summary & Freehold liaison)	Bespoke Pricing
.....	
Property Insurance Management	£20.00 (Per Prop)
Provide insurer all relevant information about your property, and keep this info updated	
.....	
Selective licensing application form or HMO application form	£480.00
Liaising with relevant licensing team and keeping landlord informed during inspections and work required.	
.....	
Key cutting	£10 per Key
.....	
Property Sourcing service – Based on desired return on investment & type of property required.	2% of purchase price (Payable on completion)
.....	

Maintenance & Construction

Property Maintenance & Construction	£55.00 Callout (£55 Per hour after)
Experienced & Qualified in joinery, plumbing, drainage, electrical, decoration, damp proofing, K-Rend Qualified & all overseen by our RICS approved site manager	
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Property Clearance	£1000.00 (Per full skip removed)
Measured in skips, skip to be provided and filled by our contractor	
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Legal Work

Serving notice under section 8	£90.00
Mandatory grounds	
.....	
Service Notice Under Section 21	£90.00
Form 6A - discretionary grounds	
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Attendance to Court following S21 or S8	£225.00
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Bailiff liaison & lock change	£100.00
Assuming 1 lock	
.....	
All further legal work	POA
Completed by MSB Solicitors	
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Safety Checks

Gas safety inspection	£99.00
Legally required.	
.....	
Boiler service	£70.00
Replace minor parts and internal clean (optional)	
.....	
Gas safety Inspection & Boiler service Combined	£140.00
.....	

EICR (Electrical inspection condition report)	£125.00
Soon to be Legally required	
Energy Performance certificate	£70.00
Legally required	
Ultimate Property Legal Package	£325.00
Includes; EPC, Gas safety, Electrical test, serving tenant government guide on renting, tenant receipt of smoke alarms & deposit checks. (does not include deposit registration)	
Annual fire alarm testing	£150.00
(Required for HMO's)	
Emergency lighting testing	£150.00
(Required for HMO's)	
Monthly fire alarm check	£60.00
(Required for HMO's)	
PAT Testing	£10.00 Per Item.
(Required for HMO's)	