

What's involved in letting your property?



✓ = included in service level

✚ = included in service level at additional cost

	Tenant Find 10% +VAT (12% Incl. VAT) of the first 6 months' rent (Minimum fee £600 incl. VAT)	Rent Collection 8% +VAT (9.6% incl. VAT) Set up fee One week's rent plus VAT, subject to a minimum of £210 incl. VAT	Full Management 10% +VAT (12% incl. VAT) Set up fee One week's rent plus VAT, subject to a minimum of £210 incl. VAT
Free rental appraisal	✓	✓	✓
Accompanied viewings	✓	✓	✓
Online advertising and marketing plan for Rightmove / On The Market and Sims Williams Website	✓	✓	✓
Tenancy agreement	✓	✓	✓
Right to Rent checks	✓	✓	✓
Tenant referencing	✓	✓	✓
Deposit Protection Facility ³	✚	✓	✓
Energy Performance Certificate (EPC) ³	✚	✚	✚
Gas Safety Certificate ³	✚	✚	✚
Professional schedule of condition / inventory ¹	✚	✚	✚
Rent and legal protection cover ²	✚	✚	✚
Tenant checkout service and report		✚	✚
Monthly landlord statements		✓	✓
Renewals / Rent reviews		✓	✓
Annual income and expenditure reports (on request)		✓	✓
Rent arrears and recovery		✓	✓
Serve all legal notices		✓	✓
Deposit reconciliation		✓	✓
Property maintenance		✓	✓
Property inspections and report			✓
Arranging wear and tear / damage remedial work			✓

Extra costs breakdown

1 Professional Schedule of Condition / Inventory		
No of Bedrooms	Unfurnished	Fully / Part Furnished
Studio	£126 incl VAT	Quotation available on request
1 Bedroom	£144 incl VAT	
2 Bedroom	£168 incl VAT	
3 Bedroom	£192 incl VAT	
4 Bedroom	£216 incl VAT	
5 Bedroom	£252 incl VAT	
6 Bedroom	£283 incl VAT	

2 Rent and Legal Protection
12 months cover

Price on application, depending on the level of cover required.

3 Miscellaneous	
Item	Cost
Renewal Fee	£120 incl VAT
EPC	£114 incl VAT
Gas Safety Certificate	£96 incl VAT
Gas Safety Certificate Including Service	£138 incl VAT
Electrical Installation Condition Report "EICR"	£162 incl VAT
Deposit Protection Facility (Tenant Find service only)	£60 incl VAT