

The Letting Shop

Our Services

All Fees include VAT

	Fully Managed £480 set up & 14.4%* (12%+VAT)	Rent Collect £480 set up & 8.4%* (7%+VAT)	Tenant Find 90%** (75%+VAT) (min. £600)
• Rental appraisal of the property	✓	✓	✓
• Full marketing & accompanied viewings	✓	✓	✓
• Tenant vetting & selection	✓	✓	✓
• Right to Rent checks	✓	✓	✓
• Full HomeLet tenant referencing	✓	✓	✓
◦ Employer & landlord references	✓	✓	✓
◦ Credit check	✓	✓	✓
◦ Bank data & HomeLet database checks	✓	✓	✓
◦ CIFAS checks (National Fraud Database)	✓	✓	✓
• Full guarantor referencing (if applicable)	✓	✓	✓
• Obtain confirmation of smoke/CO2 alarm	✓	✓	✓
• Ensure initial legal requirements met	✓	✓	✓
• Tenancy Agreement & standing order set up	✓	✓	✓
• Collection of first month's rent & deposit	✓	✓	✓
• Register deposit with MyDeposits	✓	✓	£54
• Independent Inventory Preparation	✓	✓	£120^ inventory & check-in
• Check-In new tenants to the property	✓	✓	
• Holding deposit in client account with CMP	✓	✓	
• Non-Resident Landlord Compliance	✓	✓	
• On-going monthly rent collection and transfer	✓	✓	
• Monthly statement of account	✓	✓	
• Annual statement summaries for Tax Returns	✓	✓	
• Chasing any late rental payments	✓	✓	
• Negotiation of rent reviews	✓	✓	
• Notify Local Authority and water company of new tenants	✓	✓	
• Ensure tenancy complies to legal requirements	✓		
• Key holding	✓		
• Interim inspection visits	✓		
• Property Manager assists tenants with maintenance queries	✓		
• Arranging routine & non-routine maintenance	✓		
• Arranging safety inspections	✓		
• Serve Section 6A Notice	✓		
• Check-Out of tenants at the end of the tenancy	✓	£78	£78
• Assisting with deposit negotiations	✓		
• Preparation of deposit dispute documentation	✓		
• Gas Safety Certificate	£114	£114	£114
• Energy Performance Certificate	£90	£90	£90
• Optional - Rent Recovery Plus	+3%*	+3%*	
◦ HomeLet Eviction Service	✓	✓	
◦ £100,000 legal cover	✓	✓	
◦ Rent Guarantee - paid 6 weeks following Tenant non-payment for up to 15 months	✓	✓	

* % of gross rent, payable throughout the initial fixed term and any continuation, extension, or renewal, whether fixed term or periodic, whether or not we are instructed to act on your behalf.

** % of the first month's rent.

^up to 4 bed, larger properties POA

With our Fully Managed Service we look after all aspects of your rental:

- Inventory, check in & check out
- Annual Statement summaries for Tax Returns
- Compliance with legal requirements
- Look after your investment from start to finish

You just look forward to your rental payments each month!