

Choices Property Services Ltd
Landlord Fees

	Full Management	Rent Collection	Letting Only
<i>Prices Include VAT</i>			
Set Up Fees	£ 336.00	£ 336.00	60% of 1st Months Rent
			Minimum of £336
Monthly Management Fee - % of monthly rent	8.4%	6%	
Advertising, On The Market, Zoopla and Company Website	✓	✓	✓
Property match to registered applicants	✓	✓	✓
Accompanied Viewings	✓	✓	✓
Negotiation of tenancy	✓	✓	✓
Applicants credit check and referencing	✓	✓	✓
Execution of tenancy & related documentation	✓	✓	✓
Tenancy check in	✓	✓	✓
Tenacy Agreement	✓	✓	✓
Tenants deposit registration (TDS Custodial)	✓	✓	✓
Serving Form 6A to bring the tenancy to an end	✓	✓	£ 120.00
Property inspections during the tenancy	✓	£ 48.00	£ 48.00
Arrange the annual Gas Safety Certificate + plus contractor Invoice	✓	£ 24.00	£ 24.00
Schedule of Condition (Inventory)	£ 150.00	£ 150.00	£ 150.00
Renewal Tenancy	£ 120.00	£ 120.00	£ 120.00
Service of Section 13 rent increase notice	£ 42.00	£ 42.00	£ 42.00
Rent Guarantee - starting from (pcm) <small>depending on rent value</small>	£ 22.00	£ 22.00	£ 22.00
Energy Performance Certificate	£ 90.00	£ 90.00	£ 90.00
Final inspection at the end of the tenancy	£ 54.00	£ 54.00	£ 54.00
Cleaning Services	<i>Prices will be individually quoted</i>		