



## Pricing Schedule Buy-to-Let

Landlord-Owned  
Tenant-Focused  
Happy Homes

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Service	Full Rent Guarantee	Fully Managed
<b>Finding Great Tenants for the Property</b>	Property dependent price	<b>80% of 1st month's rent (minimum £555)</b>
<b>Tenant Find</b>	INCLUDED	INCLUDED
Premarketing property inspection	INCLUDED	INCLUDED
Full Property marketing - Professional Photos	INCLUDED	INCLUDED
Accompanied viewings	INCLUDED	INCLUDED
Application & Negotiation	INCLUDED	INCLUDED
Full Referencing	INCLUDED	INCLUDED
Administration of tenancy agreement	INCLUDED	INCLUDED
Service of all compliance documentation	INCLUDED	INCLUDED
Right to Rent checks	INCLUDED	INCLUDED
Inventory/check-in report	INCLUDED	INCLUDED
Check-in appointment	INCLUDED	INCLUDED
Registration of deposit	INCLUDED	INCLUDED
Guaranteed rent payment every month, independent of occupation or rent arrears	INCLUDED	FALSE
Processing the 1st month's rent for Landlord	INCLUDED	INCLUDED
<b>Ensuring you are paid, and the property is looked after</b>	INCLUDED	<b>10% plus VAT</b>
Collect on-going monthly rents & generate rent statements	INCLUDED	INCLUDED
Managing all Enquires	INCLUDED	INCLUDED
Ensuring Legal compliance	INCLUDED	INCLUDED
Gas Safety Certificate (annual)	INCLUDED	£35 + cost
EICR From (every 5 years)	INCLUDED	£35 + cost
Ensuring correct Notices served when possession is required	INCLUDED	INCLUDED
Inspection/Property visits	3 x per year	3 x per year
Tenancy renewal	INCLUDED	£95
Property check out	INCLUDED	INCLUDED
Deposit dispute handling	INCLUDED	INCLUDED
<b>Additional Services</b>		
Key Duplication and Testing	INCLUDED	£35 + key cost
Energy Performance Certificate	£35 + key cost	£35 + key cost
Professional Cleaning Quote on Request Quote on Request	10% admin fee	10% admin fee
Maintenance work	10% admin fee	10% admin fee