

<u>Let Only Services at a Glance</u>	<u>Guaranteed Rent</u>	<u>Let Only – Basic</u>	<u>Let only - Standard</u>	<u>Let only – Premium</u>
	0%	6%	8%	10%
We extensively advertise your property		✓	✓	✓
We will conduct viewings on your property to find you the best tenant and arrange the tenancy		✓	✓	✓
We carry out viewings six days a week, and out of hours if requested		✓	✓	✓
Access to corporate and relocation tenants through partnering companies who are willing to take properties all year round		✓	✓	✓
We negotiate terms and draw up bespoke tenancies according to your specific requirements		✓	✓	✓
We conduct thorough references on each tenant; landlord reference, credit check, employment verification, KYC (know your customer) checks to confirm identity & right to rent checks		✓	✓	✓
We arrange for any pre-tenancy work to be carried out to the property		✓	✓	✓
We hold all client monies securely in a designated and ring -fenced client account that is audited. The account is protected by CMP (client money protection)		✓	✓	✓
We arrange for a professional inventory, check-in & check-out to be completed	✓	✓	✓	✓
We can offer tenants the no deposit option		✓	✓	✓
We provide safe keeping of your keys throughout the tenancy	✓	✓	✓	✓
We ensure standing orders for tenants are properly setup		✓	✓	✓
We agree the terms of renewal including any necessary rent increase	✓	✓	✓	✓
We can provide project management and carry out any refurbishment works	✓			
Keep you updated with changes in legislation	✓			
Key handover on the day of move in for your tenants	✓	✓	✓	✓
We will be the main point of contact for maintenance issues for tenants, with access to contractors 24/7 emergency service	✓			
Access to our verified maintenance engineers at short notice to carry out works	✓			
We arrange works and give access to the best value contractor prices	✓			
We ensure all contractors are certified and insured to carry out any works	✓			
We review check-out reports and advise on deductions from the deposit and agreeing any tenant payments		✓	✓	✓
We will continue to manage your property through any void periods at no further cost while we find new tenants	✓			
Legal fees included in the fee			✓	✓
Rent protection & legals included in our fee				✓
A professional check-in is included in our fee	✓			
Guaranteed rent whether tenanted or not	✓			
A professional inventory is included in our fee	✓			
A professional check-out is included in our fee	✓			
Installation of smoke & carbon alarms if required (included in the fee for Premier complete management ONLY)	✓	✓	✓	✓
All admin costs including deposit registration, references, and tenancy agreement is included in our fee	✓			