

Fees & Services

Our services are the following, all fees are inclusive of VAT.

Fully Managed Service

- 10.8% (inc VAT) of the monthly rent covers the property management
- To set the tenancy up we charge a percentage of the first month's rent
 - Residential Properties - 36% (inc VAT)
 - Student Properties - 24% (inc VAT)
 - Professional Houseshares - 30% (inc VAT)
- We offer our inventories at half price for our fully managed properties (1-2 bed £60 / 3 bed+ £90) inc VAT

This service covers everything.

- From photography, floor plan, advertising, to finding and fully referencing tenants (including government required immigration checks)
- We hold and register deposits and produce legally compliant tenancy agreements
- We then liaise with tenants to meet at the property and hand over keys, get them all setup and moved in
- We take care of changing over utility accounts into tenants names and ensure final bills are sent to you
- Standing Orders are setup to ensure rent is paid on time

Going forward we then take care of the tenants during the course of the tenancy,

- Including out of hours emergency contact
- Regular inspections (usually 3-4 annually)
- Point of call for any tenant contact
- Organisation of maintenance using our extensive list of qualified and trustworthy contractors, we always inspect any issues ourselves to ensure the best course of action is taken to address it. If you prefer to do some maintenance jobs yourself or would like us to use you own contractors we can arrange that.
- Collection of rent and necessary measures to ensure rent is always paid promptly
- At the end of the tenancy we take care of key returns, deposit assessment and return
- Then liaise with you to ensure new tenants are found with as little vacant period as possible
- Landlords are provided links to our online portals where they can see live statements and full details of each property, there is also a file portal where landlords can access all documents associated with the property and tenancies (contracts, tenancy agreements, referencing reports, invoices etc)

Setup Service

- 72% (inc VAT) of the first month's rent, subject to a minimum fee of £300
- Inventories are charged at full price (1-2 bed £120 / 3 bed+ £180) inc VAT. (Optional, you can provide you own if you wish)

This service covers everything that the managed service covers up to the point of tenants moving in. Once we have sourced tenants, done the paperwork and met them at the property to get everything setup we would hand everything over to you to look after going forward. It would be up to you to be the first point of contact and out of hours emergency contact for tenants as well as looking after maintenance and assessing any deposit deductions at the end of the tenancy.

About Us

We are a small independent firm who are passionate about providing a great service, the business was started with the single idea of giving landlords the professional and friendly service they deserve, everything about the way this business has been setup has been done to ensure we can make this happen. We have no interest in large expansion, we have a portfolio of properties we can comfortably manage and would like to keep it to a level where we can continue to keep our clients happy.