

Service Levels



| Services | Gold - Fully Managed | Silver - Letting & Rent | Bronze - Rent Collection | Tenant Find |
|---|----------------------|-------------------------|--------------------------|-------------|
| Providing a rental valuation of the property | ✓ | ✓ | ✓ | ✓ |
| Accompanied Viewings | ✓ | ✓ | ✗ | ✓ |
| Comprehensive advertising & marketing of your property | ✓ | ✓ | ✗ | ✓ |
| Arrange for GSI, electrical safety and EPC checks | ✓ | ✓ | ✗ | ✓ |
| Tenant Referencing & Full Credit Checks | ✓ | ✓ | ✗ | ✓ |
| Preparation of Assured Shorthold Tenancy Agreement | ✓ | ✓ | ✗ | ✓ |
| Collection of deposit & 1st months rent | ✓ | ✓ | ✗ | ✓ |
| Dealing with Deposit Protection | ✓ | ✓ | ✗ | £25.00 |
| Notifying Utility Companies of change of tenancy | ✓ | ✓ | ✗ | ✗ |
| Collection of Rent & Credit Control | ✓ | ✓ | ✓ | ✗ |
| Handling of Maintenance | ✓ | ✗ | ✗ | ✗ |
| Payment of Utility & Council Tax bills | ✓ | ✗ | ✗ | ✗ |
| Serving eviction notices & dealing with Court proceedings | ✓ | Additional | Additional | ✗ |
| Attending court & bailiff visits | Additional | Additional | Additional | ✗ |
| Detailed monthly rent statements & BACS transfer of funds | ✓ | ✓ | ✓ | n/a |
| Rental Guarantee & Legal Protection (subject to acceptance) | Additional | Additional | Additional | Additional |
| Full Vacating Check and handling of necessary works to re-let | ✓ | ✗ | ✗ | ✗ |

| | 2 Weeks Rent (minimum charge of £200.00) | 2 Weeks Rent (minimum charge of £200.00) | £150.00 | 1 months rent |
|-----------------------|--|--|---------|---------------|
| Setup Fee per Tenancy | | | | |
| Rent Collection Fee | 10% * | 10% * | 7.5% * | n/a |
| Renewal Fees | No Charge | £25.00 | n/a | £25.00 |
| Maintenance Charges | Percentage of cost of work | n/a | n/a | n/a |

* negotiable for multiple property portfolios.

All our prices are subject to our Price Match Guarantee. All prices are correct at time of publication (March 2011) and are subject to change.

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