



HMO Management Pricing Structure

All prices are EXCLUSIVE of VAT unless stated otherwise.

	Full Management 12% plus VAT	Rent Collection Only 8% plus VAT	Let Only
Professional Valuation	✓	✓	✓
Legal compliance Check	✓	✓	£120 +VAT
Regular email compliance updates direct to your inbox	✓	✓	✗
Tenant Finding Service - Professional Photography - Online Marketing - Applicant screening - Virtual Viewings - Accompanied viewings - Negotiation of favourable terms	50% of 1 st Month's rent plus VAT - Minimum fee of £250 +VAT	50% of 1 st Month's rent plus VAT - Minimum fee of £250 +VAT	75% of first month's rent plus VAT
Tenant Referencing - Affordability & Employment or Companies House Checks - Previous Landlord References - Guarantor References - Right to Rent Checks	✓	✓	✓
Collection and transfer of initial funds	✓	✓	✓
Supply of legal documentation package - Assured Shorthold Tenancy - Guarantor Agreement - Company Let	✓	✓	✓

- Commercial Lease			
Electronic signature of documents			
Amendment of legal documents prior to tenancy		£37 + VAT	£37 + VAT
Collection/protection of security deposit -Registered service of Prescribed Information, deposit certificate & leaflet			
Negotiating deductions from deposit		£37 + VAT on an hourly rate	
Deposit dispute via deposit protection arbitration		£37 + VAT on an hourly rate	
Completion of statutory declaration	£60 + VAT	£60 + VAT	
Documented service of gas safety certificate, EPC & latest How to Rent Guide			
Additional Key Cutting	£15+VAT plus keys	£15+VAT plus keys	£15+VAT plus keys
Full check in at property - Photographic report - Tenant welcome pack - Meter Readings recorded and passed to utility companies (where applicable)	£50 + VAT for HMO rooms	£50 +VAT for HMO rooms	
Collection of monthly rent with statement of account - Copy sent accountant - Copies of all invoices			
Guaranteed rent insurance policy in the event of tenant default until vacant possession achieved	On Request Additional Cost		
Guaranteed eviction insurance policy in the event of tenant default	On Request Additional Cost		
Chasing of rental arrears			
Transfer of rental funds			
Administration of HMRC tax deductions for non-NRL Scheme landlords			

Service of Section 13 (rent increase) notice	£37 + VAT		
Renewal of fixed term contracts (upon landlord request)	£60 + VAT	£60 + VAT	
Deed of surrender and assignment (tenant swap)	£100 + VAT	£100 + VAT	
Resolving breaches of tenancy (tenant misconduct)			
Service of Section 8 Eviction (Warning/Eviction) Notice	£100 plus VAT	£100 plus VAT	
Service of Section 21 Eviction Notice	£100 plus VAT	£100 plus VAT	
Ongoing "Right to Rent" checks			
Use of 24/7 emergency maintenance line			
Use of our intuitive maintenance reporting app			
Reactive maintenance using our contractors or your own			
Planned maintenance schedules implemented			
Periodic HMO photographic inspection reports			
On Site Fire Log Book Keeping Administration			
On Site Noticeboard Management - Compliance - Licensing - Tenant Management - Maintenance		N/A	N/A
Full check out of tenants - Photographic report - Meter Readings recorded (where applicable)		N/A	N/A