


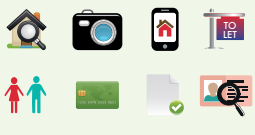


YOUR PERSONAL CHOICE OF LETTING SERVICES...



**...YOU decide what
services are really
important to you!**

YOUR SERVICE LEVELS EXPLAINED

Level	Letting Cost	Tenant Application Progression	Monthly Cost*	Description	What's Included? **	Letting and Monthly Cost
5 ★★★★★	None	None	None	EXCLUSIVE TO THE LETTING PEOPLE No Fee Guaranteed rent 'fee-free' service – please ask for more details of your individual rental offer	1-3 year contract – 4 star service PLUS no void periods, with or without mutually agreed property upgrade	None
4 ★★★★	£395 (£474 incl VAT)	£166 per applicant (£199 incl VAT)	10% of monthly rental (12% incl VAT)	YOUR LEGALLY-COMPLIANT AGENCY SERVICE Letting & Property Management service		12.5% of monthly rental (15% incl VAT)
3 ★★★	£450 (£540 incl VAT)	£166 per applicant (£199 incl VAT)	7.5% of monthly rental (9% incl VAT)	Letting and (Guaranteed) Rent Collect service (Self-management – you arrange repairs and maintenance)		10% of monthly rental (12% incl VAT)
2 ★★	£495 (£594 incl VAT)	£166 per applicant (£199 incl VAT)	£25 (£30 incl VAT)	Letting Only plus Rent Collect service (Self-management – you arrange repairs and maintenance)		8% of monthly rental (9.6% incl VAT)
Standard ★	Half of first month's rent 60% incl VAT Minimum £500 (£600 incl VAT)	Additional fee service	No ongoing services provided	Letting Only service to find your tenant. (Self-management – you arrange your tenancy, rent collection, repairs and maintenance)		Not applicable

KEY

Marketing your property, your viewings, and compliance



Initial rental appraisal



Enhanced rental appraisal



Property photos and description



Advertising on Rightmove, Zoopla, Prime Location, etc



Your letting expert



Signboard



Key administration



Accompanied viewings

Managing your tenant application, and compliance



Payments by debit or credit card



Tenant Application Progression



Fully compliant Assured Shorthold Tenancy Agreement



ID, Residency & Visa checks



Deposit registration & protection



Rent collection



Letting administration



Inventory with photos



Insurance backed rent guarantee

Your property management, and compliance



Monthly statements



Regular property visits




Arranging property repairs and maintenance




Tenancy renewals

ADDITIONAL FEE SERVICES ON YOUR INTRODUCTORY LETTING OFFER


All Services

Item	Cost including VAT	Comments
Floor Plan 	£100	A professional floor plan will enhance your online marketing – to encourage more enquiries.
Marketing Services 	Please ask for more details	Specialised and targeted marketing options eg. Social Media, Open House, etc for more viewings for your property
EPC 	Please ask for more details	An Energy Performance Certificate is required for the marketing of your property – valid for 10 years
Specialised tenancy agreements 	Please ask for more details	For Company Lets, Resident Landlord, and other specialised 'Non Assured Shorthold Tenancy' agreements
rightmove  Premium Listing	£179 including a FREE floor plan	Enhance your online listing with more photos shown on each search, PLUS a FREE floor plan for more enquiries
rightmove  Featured Property	£299 including a FREE floor plan	List your property at the top of the page on each search, PLUS a FREE floor plan for more enquiries





Letting and Managed Service

Item	Cost including VAT	Comments
Ongoing insurance backed rental guarantee 	4.2% of monthly rental	Protect your rental income with NO EXCESS (for full details see policy schedule)

Letting Only plus Rent Collect Service

Item	Cost including VAT	Comments
Preparation of inventory 	£ Scale charge. Please ask for more details.	Protect yourself for deposit dilapidations claims

Standard Service (Please note: this service is self-management)

Item	Cost including VAT	Comments
Tenant Application Progression 	£250 per applicant	Tenant Application Progression for Assured Shorthold Tenancies, including interviewing and selecting applicants, negotiating terms, arranging referencing and credit check through our approved insurance provider and signing of Tenancy Agreement.
Deposit registration and protection 	£90 for the first (lead) tenant	Deposit collection, registration and issuing prescribed information with the DPS custodial scheme
Deposit registration and protection 	£30 each further tenant	As above
ID, Residency and Visa check 	£60	Document receipt and retention for your Right to Rent referencing check

Terms & Conditions

*VAT is added at 20% to fees as stated

* *Please see Agency Agreement for full details

Please note: Our introductory inclusive package offers are valid for 18 months from the start date of your tenancy and amend the terms, fees and charges of our standard agency agreements.

Please note that for all additional optional services, you must request the service in writing and obtain our agreement in writing, to provide the service. Writing includes email. Advance payment may be required. Please ask for more details.

Effective 1st June 2019

The Letting People
113 Regent Street
Leamington Spa CV32 4NU

01926 882555

thelettingpeople.co.uk

