

Services we can offer you.

We understand that each landlord has different preferences when it comes to managing their property, be it an active hands-on approach or the desire to be in full control of their time and as hands-off as possible. Therefore, we've created and tailored our packages to suit.

Management packages.

	SILVER	GOLD	PLATINUM
Advertise your property on major property portals, including Rightmove, On The Market, and across social media.*	✓	✓	✓
Thorough tenant referencing and Right to Rent checks.	✓	✓	✓
Deposit collection and registration with TDS.	✓	✓	✓
Dedicated property manager, offering one point of contact for all your needs.	✓	✓	✓
Collection of monthly rent and remittance to landlord by faster payment.	✓	✓	✓
Digital monthly statement.	✓	✓	✓
Overdue rent chasing.	✓	✓	✓
Legal notices served in the event of rent arrears or other reasons that require possession of the property.	X	✓	✓
Dedicated maintenance management, including the organisation of professional maintenance contractors for quotes and/or work orders. We'll liaise with your tenants for access, and the contractors for invoices (payment of which is deducted from incoming rent. Any works exceeding this amount is to be paid in advance by the landlord).	X	✓	✓
Periodic inspections of your property and a comprehensive digital report produced and provided to the landlord, with a follow-up discussion to be had with the property manager.	X	✓	✓
Secure holding of management keys.	X	✓	✓
End of tenancy deposit negotiations and distribution. In the event of a dispute, a dedicated Property Manager will collate the necessary evidence and submit it to TDS.	X	✓	✓
Rent guarantee policy to cover rent arrears, eviction costs, and loss of rent if the property is uninhabitable due to damage caused by the tenant.**	X	X	✓

Initial costs.

Managed Service

Covers the marketing of the property, tenant sourcing and referencing, documentation and inventory, deposit registration and the facilitation of the move-in.

† Subject to min. £650 inc VAT.

60%
inc VAT†

*Letting Fees apply **Terms and conditions apply

8%
9.6% inc. VAT

11%
13.8% inc. VAT

13.5%
16.2% inc. VAT

**Meller
Braggins**

Let Only. 90% inc vat

Subject to min. fee of £650 inc. VAT and TDS registration fee.

Our Let Only package is developed for the experienced landlords and portfolio investors who prefer their own hands-on approach to the aspects of property

You'll benefit from our proactive approach to advertising to your property, including the major online portals such as Rightmove and On The Market, as well as social media advertising to maximise the reach of your property. Additionally, we offer an accompanied viewing service where we meet each prospective tenant at the property. A detailed summary will be tailored for each tenant, which will be

We will carry out the Right To Rent checks and appropriate referencing, the signing of tenancy documentation, and the facilitation of the move-in.

Inventory & Schedule of Condition

A detailed photographic inventory will give you peace of mind prior to the commencement of the tenancy. This in-depth summary is approved by the Tenancy Deposit Scheme (TDS) as an acceptable document for disputes.

£198
inc VAT

for rent to
£1500pcm

£270
inc VAT

for rent from
£1501-£2500pcm

£354
inc VAT

for rent
over £2500pcm

£198
inc VAT

for rent
to £1500pcm

£270
inc VAT

for rent from
£1501-£2500pcm

£354
inc VAT

for rent
over £2500pcm

Management Takeover

Not every letting agent will recognise that your time is precious or your property is one of your most valued assets, so we can understand why you might want to part ways.

£300

We'll liaise with your current managing agent to ensure the smooth transition for both you and your tenant(s) (if the property is occupied), including arranging the collection of all relevant documentation, deposit information and the keys. We will serve the relevant Section 47 / 48 notice to your tenant, with correspondence organised with our payment details for rent payments, in addition to a request to inspect the property.

Additional tenancy costs.

Tenancy Renewal Fee

We negotiate the terms of tenancy and organise the production of new tenancy agreements, as well as updated compliance documents.

£120
inc VAT

Rent Review

A thorough analysis will compare your rental figures to the current market value, and aim to achieve you the best returns. We'll ensure the serving of the required Section 13 to your tenant in line with any adjustments made.

£75
inc VAT

Check-out

Following the receipt of notice from your tenant(s), we will liaise with them to arrange a full check-out report. This detailed digital report compares the condition of the property to the inventory carried out prior to the move-in. This is followed by the deposit release, with any deductions required negotiated. If any resolutions cannot be made, then we will prepare sufficient evidence in your favour for the resolution via the TDS.

Additional services.

Tenancy agreement preparation for non-managed existing tenancies - **£120 inc. VAT**

Serving of statutory notices for non-managed existing tenancies - **£90 inc. VAT**

Property inspection with comprehensive digital report for non-managed existing tenancies - **£260 inc. VAT**

PAT Test - **As per contractors invoice.**

Legionella Risk Assessment - **£160 inc.VAT**

Legal documentation.

Energy Performance Certificate (EPC) - **From £85 inc. VAT**

Gas Safety Record (GSR) - **From £74 inc. VAT**

Electrical Installation Condition Report (EICR) - **From £160 inc. VAT**

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