

# EO ESTATEOLOGY

Service *Year 1 **Year 2 +	Package 1 Full Management 15.6% (13%+VAT) 13.2% (11%+VAT)	Package 2 Rent Collection 13.2% (11%+VAT) 10.8% (9%+VAT)	Package 3 Introduction & Tenancy 10.8% (9%+VAT) 8.4% (7%+VAT)
In-House Professional Photography	✓	✓	✓
Full Comprehensive Marketing	✓	✓	✓
Finding The Right Tenant	✓	✓	✓
Arrangement of Referencing	✓	✓	✓
Tenancy Agreement Included	✓	✓	✓
Arrangement of Gas & Electric Inspections	✓	✓	✓
Energy Performance Certificate Arranged	✓	✓	✓
Advice on Property Licensing	✓	✓	✓
Arrangement of Inventory and Check-In	✓	✓	✓
Renegotiating of Tenancy Extensions	✓	✓	✓
Collection of Rent	✓	✓	x
Pursuing & Advice on Rent Arrears	✓	✓	x
Registration of Deposit	✓	✓	x
Arrangement of Rental Guarantee	✓	✓	x
Arrangement of Professional Cleaning	✓	x	x
Key Holding Service	✓	x	x
Payment of Outgoings	✓	x	x
Arrangement of Repairs & Maintenance	✓	x	x
24 Hour Emergency Service Available	✓	x	x
Property Inspections Included	✓	x	x
Serving of Legal Notices	✓	x	x
Management of Check-Out	✓	x	x
Advice on Deposit Deduction	✓	x	x
Vacant Property Management	✓	x	x

# We make management easy

With a range of packages to suit your needs.

Charges are based on a minimum tenancy term of 12 months.

\*Year 1 is the length of the first tenancy. \*\*Year 2+ is applicable when tenants remain after Year 1.

Package 1 and 2 service fees are taken monthly for the duration of the tenancy term. Package 3 service fees are payable up front.

## Inventory and Check in

(price is based on the size of the property)

- Studio - £120.00 (£144.00 Incl VAT)
- 1 Bedroom - £135.00 (£162.00 Incl VAT)
- 2 Bedroom - £150.00 (£180.00 Incl VAT)
- 3 Bedroom - £165.00 (£198.00 Incl VAT)
- 4 Bedroom - £180.00 (£216.00 Incl VAT)
- 5 Bedroom - £195.00 (£234.00 Incl VAT)

## Checkout

(price is based on the size of the property)

- Studio - £100.00 (£120.00 Incl VAT)
- 1 Bedroom - £115.00 (£138.00 Incl VAT)
- 2 Bedroom - £130.00 (£156.00 Incl VAT)
- 3 Bedroom - £145.00 (£174.00 Incl VAT)
- 4 Bedroom - £160.00 (£192.00 Incl VAT)
- 5 Bedroom - £175.00 (£210.00 Incl VAT)

## Arranging and serving a notice

(Full management only)

- Section 13 Notice - £100.00 (£120.00 Incl VAT)
- Section 21 Notice - £100.00 (£120.00 Incl VAT)
- Section 8 Notice - £100.00 (£120.00 Incl VAT)

## Certificates and Compliance

- Gas safety certificate - £80.00 (£96.00 Incl VAT)
- Energy performance certificate - £80.00 (£96.00 Incl VAT)
- Smoke and Carbon Monoxide Alarms - from £120.00 (£144.00 Incl VAT)

## Licencing

- Selective licence - £300.00 (£360.00 Incl VAT)
- Additional licence - £400.00 (£480.00 Incl VAT)
- Mandatory licence - £400.00 (£480.00 Incl VAT)

## Further charges

- Deposit registration  
(Introduction and Tenancy only) £50.00 (£60.00 Incl VAT)
- Tenant referencing £35.00 per tenant (£42.00 Incl VAT)
- Guarantor referencing £35.00 per guarantor (£42.00 Incl VAT)
- Key cutting service - £10.00 (£12.00 Incl VAT) plus cost of keys This is to cover Estateology's time in getting keys cut and checking that they work
- Any other permitted payments under the Tenant Fees Act 2019

\*A 'Year' is a minimum of twelve months. Year 2+ is applicable when the same tenants remain at the property after Year 1.