

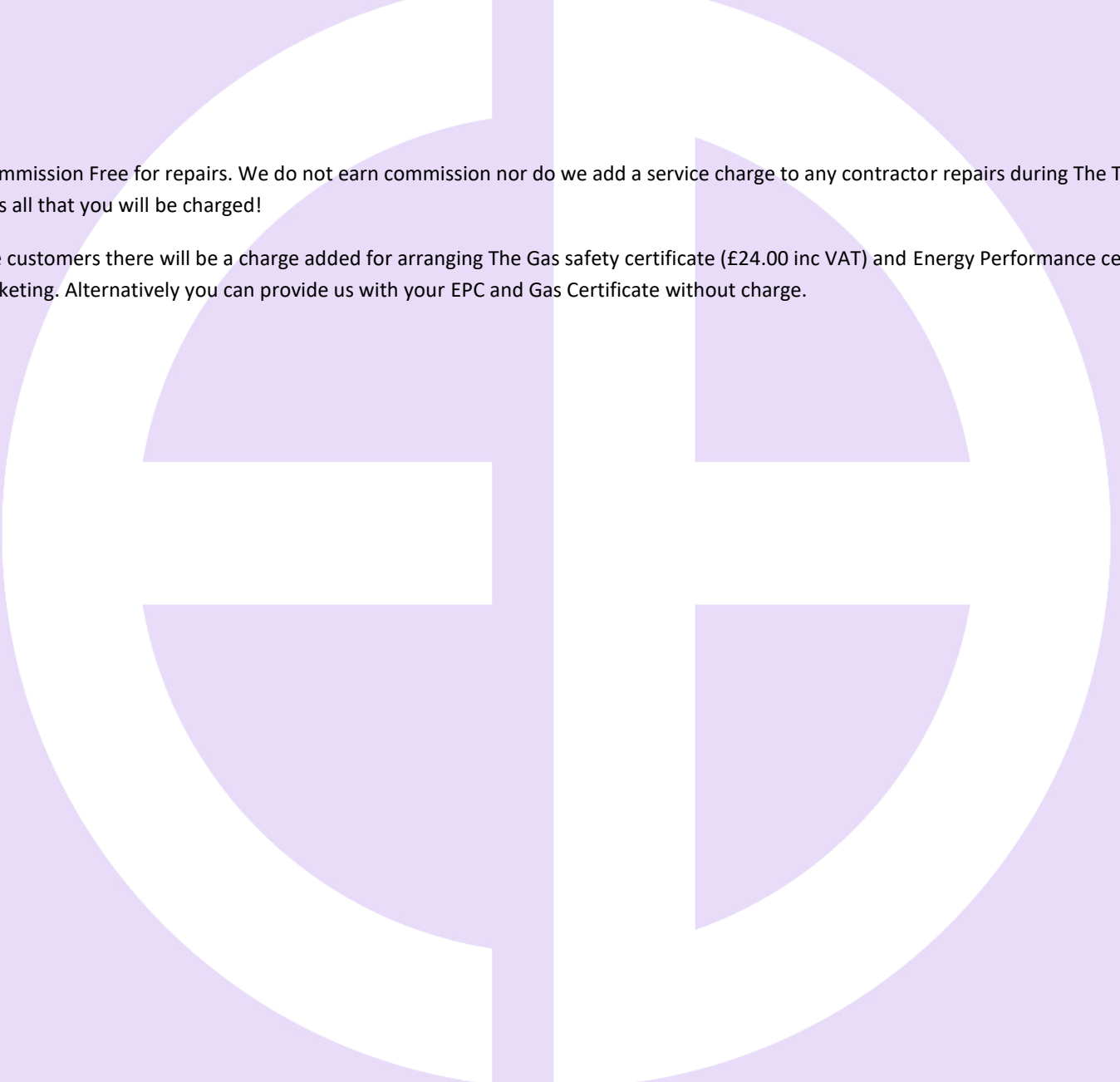
LETTINGS PACKAGES	LET ONLY	Bronze	Silver	Gold	Platinum
MONTHLY CHARGE OF RENT COLLECTED PLUS VAT.	N/A	6% (7.2%inc VAT)	8% (9.6%inc VAT)	10% (12%inc VAT)	13% (15.6%inc VAT)
01-Advertising on Company Website and Property Portals such as Rightmove and Zoopla.	✓	✓	✓	✓	✓
02-Photographs	✓	✓	✓	✓	✓
03-Floorplan	✓	✓	✓	✓	✓
04-Order "To Let" board when requested	✓	✓	✓	✓	✓
05-Accompanied viewings where applicable	✓	✓	✓	✓	✓
06-Full reference, Credit and Affordability Checks, Government Right To Rent Checks	✓	✓	✓	✓	✓
07-Preparation of Assured Shorthold tenancy agreement & current legal documentation	✓	✓	✓	✓	✓
08-Move in your tenant informing United Utilities and inform the relevant Council for Council Tax	✓	✓	✓	✓	✓
09-Written Inventory and Photographs of Defects	✓	✓	✓	✓	✓
10-Collection of deposit and protection with The Deposit Protection Service	✓	✓	✓	✓	✓
11-Collection of rent using dedicated accounting software and emailed monthly statement, plus emailed Annual Statement on request		✓	✓	✓	✓
12-Carrying Out Energy Performance Certificate (EPC Chargeable – Commission Free)			✓	✓	✓
13-Carrying Out Gas Safety Check (Gas Safety Check Chargeable – Commission Free)			✓	✓	✓
14-Carrying Out EICR – Electrical Condition Report (EICR Chargeable – Commission Free)			✓	✓	✓
15-Advice From Accredited Property Professional and Member of United Kingdom Association Of Letting Agents UKALA			✓	✓	✓
16-Covered Under Elliott Booth Government Approved Redress Scheme			✓	✓	✓
17-Regular property inspections			✓	✓	✓
18-Pre-checkout guidelines for tenants			✓	✓	✓
19-Move Out Appointment at the end of the tenancy			✓	✓	✓
20-Organise Repair work to agreed limit			✓	✓	✓
21-24/7 emergency Repair service			✓	✓	✓
22-Handling Deposit Claims			✓	✓	✓
23-Serving Section 8 , Section 21 notices to tenants				✓	✓
24-Completion and Submission Of Court Paperwork and Bailiff paperwork where necessary				✓	✓
25-Court Fee of £355.00					✓

26-Attend court					✓
27-Bailiff Fee £121.00					✓
28-Rent guarantee and claim handling					✓
29-Organise maintenance and property in Void Period.					✓
ONE OFF INITIAL SET UP CHARGE ITEMS 01-10 Price Includes VAT.	£420.00	£420.00	£420.00	£420.00	£420.00

You can choose any of the below additional services to add to your package.

Additional Services	Included In Packages	All Prices Include VAT
Tenancy Agreement Renewal	NONE	£60.00
Printed Statements	NONE	£5.00 per Statement
Key cutting	NONE	£6.00 Per Key
Gas Safety Certificate		LET ONLY & BRONZE £84.00 SILVER,GOLD+PLATINUM £60.00
Energy Performance Certificate		LET ONLY & BRONZE £84.00 SILVER,GOLD+PLATINUM £40.00
Property Inspections	SILVER,GOLD+PLATINUM	LET ONLY & BRONZE £84.00 per inspection
Serving Notice to Tenants	GOLD+PLATINUM	LET ONLY,BRONZE,SILVER £84.00
Court Paperwork	GOLD+PLATINUM	LET ONLY,BRONZE,SILVER £96.00 – Court Fees Not Included
Void Period Management	PLATINUM	LET ONLY,BRONZE,SILVER,GOLD £120.00
Tenant Evict (12 Months) – Includes Notices, Solicitors, Court paperwork, Court Fee’s and Vacant Possession of property (Individual cost worth £656.00)	PLATINUM INCLUDES FULL RENT GUARANTEE	£168.00 Payable Upfront
Attend Court hearing		£84.00 Per hour, maximum of 2 hours.
Rent Guarantee (6 Months) Rent payable 1 month in arrears, includes Notices, Solicitors, Court paperwork, Court Fee’s and Vacant Possession of property (Individual Cost worth £656.00 + ALL RENT PAID)	PLATINUM INCLUDES FULL RENT GUARANTEE	£130.00 Payable Upfront
Rent Guarantee (12 Months) Rent payable 1 Month in arrears, includes Notices, Solicitors, Court Paperwork, Court Fee’s and Vacant Possession of Property, transferrable if tenant vacates. (Individual Cost worth £656.00 + ALL RENT PAID)	PLATINUM INCLUDES FULL RENT GUARANTEE	£220.00 Payable Upfront

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Elliott Booth Ltd. are commission Free for repairs. We do not earn commission nor do we add a service charge to any contractor repairs during The Tenancy. Whatever the cost of the repair, that is all that you will be charged!

For Let Only and Bronze customers there will be a charge added for arranging The Gas safety certificate (£24.00 inc VAT) and Energy Performance certificate (£44.00 inc VAT) at the start of marketing. Alternatively you can provide us with your EPC and Gas Certificate without charge.

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