

LETTINGS PACKAGES	Bronze LET ONLY	Silver	Gold	Platinum
MONTHLY CHARGE OF RENT COLLECTED PLUS VAT.	N/A	8% (9.6%inc VAT)	10% (12%inc VAT)	15% (18%inc VAT)
01-Advertising on Company Website and Rightmove.	✓	✓	✓	✓
02-Photographs	✓	✓	✓	✓
03-Floorplan when requested	✓	✓	✓	✓
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 (LET ONLY –We will transfer the deposit to your DPS)	✓	✓	✓	✓
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 21 notices to tenants			✓	✓

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24-Completion and Submission Of Court Paperwork and Bailiff paperwork where necessary for section 21			✓	✓
25-Court Fee of <b>£355.00</b>				✓
26-Attend court				✓
27-Bailiff Fee <b>£130.00</b>				✓
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.	<b>£450.00</b>	<b>£450.00</b>	<b>£450.00</b>	<b>£450.00</b>

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

Additional Services	Included In Packages	All Prices Include VAT
<b>Tenancy Agreement Renewal</b>	NONE	<b>£60.00</b>
<b>Printed Statements</b>	NONE	<b>£5.00</b> per Statement
<b>Key cutting</b>	NONE	<b>£10.00</b> Per Key
<b>Gas Safety Certificate</b>		LET ONLY /BRONZE <b>£96.00</b> SILVER,GOLD+PLATINUM <b>£65.00</b>
<b>Energy Performance Certificate</b>		LET ONLY / BRONZE <b>£96.00</b> SILVER,GOLD+PLATINUM <b>£50.00</b>
<b>Electrical Installation Condition Report EICR</b>		<b>poa</b>
<b>Property Inspections</b>	SILVER,GOLD+PLATINUM	LET ONLY /BRONZE <b>£96.00</b> per inspection
<b>Serving section 21 Notice to Tenants</b>	GOLD+PLATINUM	LET ONLY/BRONZE,SILVER <b>£96.00</b>
<b>Court Paperwork for section 21</b>	GOLD+PLATINUM	LET ONLY/BRONZE,SILVER <b>£150.00</b> – Court Fees Not Included
<b>Void Period Management</b>	PLATINUM	LET ONLY/BRONZE,SILVER,GOLD <b>£150.00</b>
<b>Attend Court hearing</b>		<b>£96.00</b> Per hour, maximum of 2 hours.
<b>Rent Guarantee (6 Months)</b> Rent payable 1 month in arrears, includes Notices, Solicitors, Court paperwork, Court Fee's and Vacant Possession of property <b>(Individual Cost worth £731.00 + ALL RENT PAID)</b>	PLATINUM INCLUDES FULL RENT GUARANTEE	<b>£160.00</b> Payable Upfront
<b>Rent Guarantee (12 Months)</b> Rent payable 1 Month in arrears,	PLATINUM INCLUDES FULL RENT	<b>£280.00</b> Payable Upfront

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includes Notices, Solicitors, Court Paperwork, Court Fee's and Vacant Possession of Property, transferrable if tenant vacates. <b>(Individual Cost worth £731.00 + ALL RENT PAID)</b>	GUARANTEE	

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 /Bronze customers there will be a charge added for arranging The Gas safety certificate (£31.00 inc VAT) and Energy Performance certificate (£46.00 inc VAT) at the start of marketing. Alternatively you can provide us with your EPC and Gas Certificate without charge.

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