

## Full Management/Let only Service/Platinum Rent protection & legal expenses cover

Services	Fully Managed Monthly fee 10% plus Vat	Let Only ¾ plus VAT of the first month's rent, minimum £780.00 inc VAT.	Platinum Rent Protection & legal expenses cover 15% plus Vat
	<b>Setup fee £680 inc vat</b>		<b>Setup fee £680 inc vat</b>
<b>Marketing and Tenant Selection</b>	Y	Y	Y
<b>Internet coverage</b>	Y	Y	Y
<b>Property Viewings</b>	Y	Y	Y
<b>Transfer of Rental Payments</b>	Y	N	Y
<b>Tenancy Agreements</b>	Y	N	Y
<b>Arrange Building and Contents Insurance, if required</b>	Y	N	Y
<b>Arrange credit referencing and follow up</b>	Y	N	Y
<b>Deposit Management</b>	Y	N	Y
<b>Arranging EPC's, **</b>	Y	£30.00	Y
<b>Arranging Gas Safety Certificate **</b>	Y	£30.00	Y
<b>Arranging Electrical safety certificates **</b>	Y	£30.00	Y
<b>Inventories</b>	Y	From £160.00	Y
<b>Periodic Inspections,</b>	Y	N	y
<b>Pre-Check out Inspections,</b>	Y	N	y
<b>Landlords Annual Statements</b>	£40.00	N	£40.00
<b>Retrieval of keys and Schedule of Condition</b>	Y	N	y
<b>Utility Transfer</b>	Y	N	y
<b>First point of contact for maintenance issues</b>	Y	N	y
<b>Payment of Outgoings</b>	Y	N	y
<b>Notice to Quit</b>	£150.00	N	£150.00
<b>Renewals</b>	£160.00	£220.00	£160.00
<b>Key Cutting</b>	£12.00	£20.00	£12.00
<b>Additional Property visits</b>	£75.00	£ 150.00	£75.00
<b>Rent Increase Notice</b>	£50.00	N	£50.00

\*\*We will arrange the compliance documents on your behalf; you will still need to pay the contractor's invoice.

All Monies paid to Town & Country (NW) Limited are covered by  
**Money Shield Client Money Protection** Licence Number **(68258443)**