

The Lovelle Tailored Service Levels

The ability to tailor our service to your needs...

Exclusive Tenancy Management 14.4% inc VAT (12% plus VAT)

Everything in the Full Tenancy Management Package plus
(Set up fee chargeable)

- Deposit registration & protection - worth £42 inc VAT (£35 plus VAT)
- Check in - worth £48 inc VAT (£40 plus VAT)
- Annual rent review - worth £30 inc VAT (£25 plus VAT)
- Yearly inspection - worth £120 inc VAT (£100 plus VAT)
- Damage dispute negotiation - worth £120 inc VAT (£100 plus VAT)
- Check out inspection - worth £120 inc VAT (£100 plus VAT)

Savings of up to £480 inc VAT (£400 plus VAT)

Tenancy Management 12% inc VAT (10% plus VAT)

Everything in the Rent Collect Management Package plus
(Set up fee chargeable)

- Maintenance and repairs dealt with
- Ongoing compliance in line with property legislation
- FREE third month interim inspection - worth £120 inc VAT (£100 plus VAT)
- Transfer of utility billing liability

Rent Collect 8.4% inc VAT (7% plus VAT)

(Set up fee chargeable)

- Marketing of the property, accompany viewings, tenant referencing and tenancy agreement with all legal supporting documentation in line with regulation
- Inventory organised
- Upon move in we notify all utilities and suppliers, collect rent, chase arrears and provide monthly statements
- At the end of the tenancy, we will be able to support with any deposit returns



Tenant Find Service

90% inc VAT (75% plus VAT) of first months rent subject to a minimum fee of £540 inc VAT (£450 plus VAT)

- Marketing of the property, accompany viewings, tenant referencing and tenancy agreement with all legal supporting documentation in line with regulation
- Inventory organised
- Upon move in we will notify utilities and suppliers and hand the management back over to you.
(We are always on hand if you require any extra services and are able to tailor your package with us by choosing from the services provided as per our Landlord services leaflet)



Service	Price	
	Ex VAT	Inc VAT
Set up Fee - 60% inc VAT (50% plus VAT) of the first months rent, subject to a minimum fee of £300 inc VAT (£250 plus VAT)	£250	£300
Board	£40	£48
Check In	£40	£48
Check Out	£100	£120
Deposit Registration	£35	£42
Renewal Fee	£75	£90
Rent Review for Fully Managed & Rent Collect	£25	£30
Rent Review for Tenant Find Only	£60	£72
Inspection	£100	£120
Notices	£125	£150
EPC	£75	£90
Legionnaires Assessment	£100	£120
Care Taking Service (per visit)	£20	£24
Deposit Dispute Fee	£100	£120
Pre or Post Tenancy work arrangements (per quote)	£20	£24
Provision of Previous Statements	£15	£18
Annual Statement	£100	£120
Time taken to arrange replacement keys & the cutting of keys (plus cost of key)	£20	£24
Early termination of management service with sitting tenant - equivalent to 1.5 months rent. Minimum fee £600 inc VAT (£500 plus VAT)		
Withdrawal free whilst marketing** - minimum fee £540 inc VAT (£450 plus VAT)		
Rental Income Protection (please contact the office for a quote)		
Photographic Inventory	£125	£150
Periodic Electrical Test and Inspection ***	£160	£192
Gas Services		
Gas Safety Check	£75	£90
Boiler Service	£75	£90
Gas Safety Check & Boiler Service	£120	£144

*We may receive a maximum of £50 commission on the above fees as a work arrangement fee.

