

Service Level	Fully Managed	Rent Collection	Let Only
Letting Fee	Free of Charge	6% of annual rent	6% annual of rent
Advise on market rent	Included	Included	Included
Provide guidance on safety and compliance issues	Included	Included	Included
Professional photography and floorplans	Included	Included	Included
Advertising on Zoopla and Prime Location	Included	Included	Included
Accompanied viewings	Included	Included	Included
Rent negotiation	Included	Included	Included
Comprehensive tenant referencing	Included	Included	Included
Collection of deposit and advance rent	Included	Included	Included
Creation of tenancy agreement	Included	Included	Included
Transfer of deposit to authorised scheme	Included	Included	Included
Full professional inventory including photographs	Included	-	-
Studio/1 bed/2 bed	-	£132.00	£132.00
3 bed+	-	£192.00	£192.00
Tenant check-in and key handover	Included	£48.00	£48.00
Abortive letting fee, if you withdraw from an agreed tenancy other than failed references	4% of annual rent	4% of annual rent	4% of annual rent
Management Services	12% of monthly rent	3.6% of monthly rent	-
Guaranteed rental payments up to £2,500 per month plus £100,000 legal costs for eviction *	Included	Additional 2% of rent, min. £30 max. £50 per month	n/a
Collection of rent	Included	Included	n/a
Chasing of arrears/guarantor	Included	Included	n/a
Transfer of rent to landlord's designated account	Included	Included	n/a
Advise local authority and utilities of new tenant	Included	Included	n/a
Routine management and 24-hour emergency service	Included	n/a	n/a
Mid-term property inspection and report	Included	n/a	n/a
Hold property keys	Included	n/a	n/a
Inventory check-out/tenant check out	Included	£96.00	£96.00
Negotiation of deposit return/deductions for damage	Included	Included	n/a
Preparing case for adjudication	Included	£148.00	£148.00

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Additional Services			
Renewal of tenancy	Included	3% of rent	3% of rent
Key cutting	£30.00	£30.00	£30.00
Add or change terms of AST	£60.00	£60.00	£60.00
Additional property visits during tenancy with report on condition, per visit	£60.00	n/a	n/a
Waiting at property (contractors/deliveries etc)	£36.00 per hour	n/a	n/a
Supervision of works, percentage of invoiced costs when over £500	12.00%	n/a	n/a
EPC	£88.00	£88.00	£88.00
Gas safety cert/check	£88.00	£88.00	£88.00
Supply and install smoke/carbon monoxide alarm, each additional alarm £25.00	£72.00	£72.00	£72.00
Portable Appliance Test (PAT)	From £150	From £150	From £150
Electrical Installation Condition Report (EICR)	From £250	From £250	From £250
Legionnaires Risk Assessment	From £150	From £150	From £150
Court appearance	£72.00 per hour (min. 3 hours)	£72.00 per hour (min. 3 hours)	£72.00 per hour (min. 3 hours)
Caretaking service between lets with report on security and condition, per visit	£60.00	£60.00	n/a

* Rent guarantee cover helps to ensure you will still receive rental income should your tenants miss their rental payments and/or there are additional costs associated with legal expenses and eviction. Terms apply, please ask for full details and for a copy of the policy. Hills Lettings Management Ltd do not sell, arrange or promote this insurance product but include it as part of their management service.

All prices include VAT at the prevailing rate