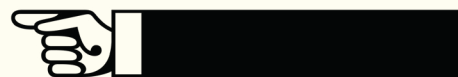


Service Checklist & Fee's









Services and charges - Sole agency*			
Service	Full Management	Rent Collection	Let Only
**Fee 1	15.6% (13%+VAT)	12% (10%+VAT)	10.2% (8.5%+VAT)
Stow Brothers arrangement fee is £180. The fee is to cover the cost of setting up the tenancy as well as our premium marketing. Please see page 2 for further details on what's included in the fee.			
Marketing			
Professional photography	✓	✓	✓
Comprehensive marketing	✓	✓	✓
Accompanied viewings	✓	✓	✓
Marketing feedback and updates	✓	✓	✓
Tenant finding	✓	✓	✓
Progression			
Comprehensive referencing	✓	✓	✓
Right to rent	✓	✓	✓
Tenancy agreement	✓	✓	✓
Paperless legal process	✓	✓	✓
Professional cleaning arranged	✓	✓	✓
Certification + compliance arranged	✓	✓	✓
Inventory and check-in arranged	✓	✓	✓
Tenancy			
Negotiate tenancy extensions	✓	✓	✓
Deposit registration	✓	✓	✓
Rent arrears advice	✓	✓	
Tenancy protection service	✓	✓	
Monthly and yearly financial statements	✓	✓	
Collections of rent	✓	✓	
Arrangement of outgoings	✓	✓	
Management			
Management fees paid monthly	✓	✓	
Instruction of repairs and maintenance	✓		
Recommended contractors	✓		
24 hours emergency service	✓		
Key holding service	✓		
Periodic property check-up	✓		
Legal notices	✓		
Utility management service	✓		
Management of the check-out	✓		
Deposit deduction advice	✓		

*An additional 2.4% will be added to any of the above sole agency charges should you instruct more than one agency.

**Charges are based on a minimum tenancy term of 12 months. Fee 1 is the term of the first tenancy. Full management and Rent collection service fees are taken monthly for the duration of the tenancy term. Let only services fees are payable up front.

What does the arrangement fee cover?



- 
PROFESSIONAL PHOTOGRAPHY
 Our team of photographers specialise in property and will help present your property to the highest standards.
- 
PRODUCTION OF A FLOOR PLAN
 Statistical data from the property portals show that listings with floor plans receive more clicks and subsequently more enquiries.
- 
RIGHT TO RENT CHECKS
 Is a legal requirement for all landlords. We ensure tenants have the right to rent using innovative software that complies with the government guidelines.
- 
REFERENCING OF TENANTS
 We use the UK's leading credit referencing agency which checks our tenants against four key areas: Credit, residential history, identification, and income and affordability.
- 
TENANCY AGREEMENT
 Our tenancy agreements are regularly amended to reflect the relevant and everchanging tenancy law to ensure that the landlord has the maximum protection. Our contracts are reviewed by a team of specialist solicitors.
- 
PREMIUM MARKETING
 Arranging where required quality video reels for social media and investing in professional listing copy to speak to the target audience in a more captivating way. Also includes featured ads on social media and sites like Rightmove and Zoopla.

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Get in touch

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