

Lettings & management fees

Three levels of service, all with clear fees. Pick the level of help you want. You can upgrade at any time.

LET ONLY

8%

of the annual rent + VAT
9.6% inc. VAT

We find and reference your tenant and set up the tenancy. You manage it from move-in.

RENT COLLECTION

8%

of the monthly rent + VAT
9.6% inc. VAT

Everything in Let Only, plus monthly rent collection, statements, arrears and renewals.

FULLY MANAGED

COMPLETE

10%

of the monthly rent + VAT
12% inc. VAT

We look after everything: tenants, repairs, inspections, safety checks and compliance.

Services

- | | |
|---|--|
| ✓ Professional photography | ✓ Arranging EPC, Gas Safety Certificate & EICR* |
| ✓ Bespoke marketing strategy | ✓ Tenancy preparation, e.g. cleaning or furniture* |
| ✓ Accompanied viewings and offer negotiation | ✓ Arranging inventory, schedule of condition & check-in* |
| ✓ Professional references, including Right to Rent checks | ✓ Collection of initial rent and deposit |
| ✓ Rent guarantee & legal protection insurance* | ✓ Registering the deposit with the TDS* |
| ✓ Advising on local authority property licensing | ✓ Completion of all tenancy documents* |

Not sure which suits you?

Book a free appraisal and we'll recommend the right service for your property.

0118 977 7177
info@scopeproperty.co

What changes as you add more help

Let Only

8% annual + VAT

Rent

Collection

8% monthly +
VAT

Fully Managed

10% monthly +
VAT

Rent & finances

Ongoing rent collection, paid to you by BACS	–	✓	✓
Monthly & annual rent statements (ideal for your accountant)	–	✓	✓
Advice on, and pursuit of, rent arrears	–	✓	✓
Our fee is paid monthly	–	✓	✓

The tenancy

Tenancy negotiation at each renewal	–	✓	✓
Updating council tax and utility providers with tenant details	–	–	✓
Right to Rent follow-up checks	–	–	✓
Serving initial statutory notices for possession	–	–	✓
Advising on deposit deductions at the end of the tenancy	–	–	✓

Looking after the property

Primary point of contact for your tenants	–	–	✓
Tenant maintenance portal with 24/7 emergency line	–	–	✓
Arranging routine repairs with approved contractors	–	–	✓
Periodic property inspections with detailed reports	–	–	✓
Arranging ongoing safety checks (Gas Safety, EICR, etc.)	–	–	✓
Property management while vacant*	–	–	✓

Notes

* Additional fees apply. We'll confirm these in writing before any work is carried out.

All fees are subject to VAT at the current rate (20%). Inclusive figures are shown beneath each fee.

Your protection

Member of Client Money Protect and the Property Redress Scheme. Certificates are available at scopeproperty.co.

Book a free property appraisal

Honest advice on rent and a clear proposal for your property.

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