

Lettings Fees



Let Only Fee - £550

- Visit property and provide FREE rental appraisal
- Provide advice on the lettings process and guidance on all appropriate safety regulations
- Organise the first Landlords Gas Safety Certificate and Electrical Installation Condition Report where required (additional charges apply)
- Bespoke marketing plan
- Free property floorplan
- Market the property to the widest possible audience including leading property websites like Zoopla.co.uk
- Broadcast property particulars to our extensive tenant database
- Erect an eye catching 'To Let' board (if possible)
- Carry out accompanied viewings with prospective tenants
- Screen applicants and complete tenancy application forms
- Utility inclusive options available
- Conduct detailed reference and credit checks (including Guarantors where necessary) Collect and transfer the tenancy deposit to the Landlord (Let Only)
- Prepare tenancy agreement
- Right to Rent checks undertake
- Issue regulatory paperwork including 'How to Rent Guide'
- Collect and transfer the first month's rent in advance of tenancy commencing
- Move tenants into property

Fully Managed Fee – £395 and 12% (INCLUSIVE) management fee

- Everything within the Let Only Package, plus:
- Organise Inventory for property
- Deposit protection in Government approved scheme
- Manage transfer of Utilities, council tax and water accounts
- Organise Fire Alarm Testing on start date of Tenancy
- Manage day-to-day communication with the Tenants
- Organise Certification renewals (charges apply for actual certificates)
- Yearly property inspections including photographic reports
- Manage maintenance reports
- 24/7 Emergency Maintenance arrangements
- Access to our in-house maintenance team for any works
- Arrange and manage all maintenance and repairs (via our very own in-house maintenance team) and subject to Landlord approval
- Maintain regular contact with tenants
- Collection of rent via standing orders
- Monthly or Quarterly rental statements showing income and expenditure
- Administer payments of invoices and purchase for Landlords
- Provide copies of receipts and invoices
- Key and security device holding
- Annual Summary
- 24/7 Access to Landlord Portal
- End of tenancy arrangements and organise return of property
- Deposit return management
- Dedicated property manager as point of contact
- Prepare a detailed checkout of Fixtures & Fittings where required when tenant vacates Access to our exclusive Kurb Club and Events, plus discounts

Platinum Package - £350 and from 18% (inclusive) management fee

- Everything included in Let Only and Fully Managed, plus:
- Rent guarantee insurance, including service of legal notices
- Conduct 6 monthly property inspections
- Exclusive access to our Kurb Investors and Networking Events
- Free investment consultation with our director
- First access to investment opportunities
- Free tenancy renewals
- Property feature on our social media
- Yearly rent and property review to maximise rental possibilities
- Free Tenancy Renewals

Students

- Let Only Tenant Find- £300 per room
- Fully Managed Tenant Find- £150 per room
- Management Fees - 12% (inclusive)

HMO

- Let Only Tenant Find- £300 per room
- Fully Managed Tenant Find - £200 per room
- Management Fees - 15% (inclusive)

Additional Fees

- Inventory: £180 inclusive
- Deposit Collection and Protection throughout tenancy: £150
- Tenancy Renewal: £75 (N/A for platinum package)
- Project Management on value of works greater than £500 but less than £2,500: 10% and on value of works greater than £2,500: 15%
- Investment Consultation: £75 for 1hr consultation
- Drafting Selective Licence Application: £200
- Additional Inspection Fee: £75

(This documents provide the framework for all of our standard fees, if there is anything not listed then please do ask us and we will be able to provide a fee quote)

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