

| <b>SERVICE</b>   | <b>Premium Managed</b><br>20.4% inc. VAT | <b>Fully Managed</b><br>18% inc. VAT               | <b>Rent Demand</b><br>15% inc. VAT                 | <b>Introduction Only</b><br>12% inc. VAT |
|--|--|--|--|--|
| Initial Appraisal and Advice on Preparing the Property for Letting   | ✓  | ✓  | ✓  | ✓  |
| Access to Free Mortgage Advice Via Our Financial Services Department   | ✓  | ✓  | ✓  | ✓  |
| Members of UK Association of Letting Agents  | ✓  | ✓  | ✓  | ✓  |
| Members of The Property Ombudsman  | ✓  | ✓  | ✓  | ✓  |
| Client Money Protection  | ✓  | ✓  | ✓  | ✓  |
| High Quality Digital Photography   | ✓  | ✓  | ✓  | ✓  |
| Floor Plan   | ✓  | ✓  | ✓  | ✓  |
| Online Marketing Campaign Including Listings on Rightmove, Boomin and oasisestateagents.com  | ✓  | ✓  | ✓  | ✓  |
| Advertising on Social Media  | ✓  | ✓  | ✓  | ✓  |
| Email Alerts to Our Tenant Database With Property Details  | ✓  | ✓  | ✓  | ✓  |
| Prominent Window Displays From Our Town Centre Office Location   | ✓  | ✓  | ✓  | ✓  |
| Proactive Telephone Contact With Prospective Tenants to Generate Interest  | ✓  | ✓  | ✓  | ✓  |
| High Quality Colour Property Brochures   | ✓  | ✓  | ✓  | ✓  |
| Arranging and accompanying viewings with Potential Tenants   | ✓  | ✓  | ✓  | ✓  |
| Text and/or Email Confirmation For All Viewings  | ✓  | ✓  | ✓  | ✓  |
| Regular Viewing Feedback and Updates on Market Response  | ✓  | ✓  | ✓  | ✓  |
| Expert Negotiation of Offers Made  | ✓  | ✓  | ✓  | ✓  |
| Collection of The First Month's Rent and Security Deposit  | ✓  | ✓  | ✓  | ✓  |
| Right to Rent Checks   | ✓  | ✓  | ✓  | ✓  |
| Provision of Standing Order Mandate to the Tenant With The Landlord's/ Agent's Bank Details  | ✓  | ✓  | ✓  | ✓  |
| Collection of the Rent for the Duration of the Tenancy   | ✓  | ✓  | ✓  |  |
| Forwarding of Rent to The Landlord's Nominated Bank Account After Clearance of the Funds Received                                      | ✓  | ✓  | ✓  |  |
| Collection of Our Commission Monthly Rather Than Annually In Advance   | ✓  | ✓  | ✓  |  |
| Statements Sent Via Email Showing Rent Received and Any Deductions   | ✓  | ✓  | ✓  |  |
| Periodic Property Inspections  | ✓  | ✓  | £72 Per Inspection                                 | £72 Per Inspection                       |
| Transfer of Services for Council Tax, Gas, Electricity & Water (where possible) into the Tenant's Name and Provision of Meter Readings | ✓  | ✓  |  |  |
| Receiving Notification of Maintenance Issues From The Tenant   | ✓  | ✓  |  |  |
| Access to Our Online Maintenance and Repairs System Through FixFlo   | ✓  | ✓  |  |  |
| Automatic Notification of Maintenance Issues and Repairs Via Email   | ✓  | ✓  |  |  |
| Emergency Out of Hours Maintenance Support   | ✓  | ✓  |  |  |
| Arranging Repairs With Fully Insured and Reputable Local Contractors   | ✓  | ✓  |  |  |
| Negotiation Of Deposit Deductions At The End of The Tenancy  | ✓  | ✓  |  |  |
| Rent Protection and Legal Expenses Insurance Cover   | ✓  | £330 inc. VAT for rents of £2500 per month or less | £330 inc. VAT for rents of £2500 per month or less | Quote on Request                         |
| Preparation of the Tenancy Agreement and Arranging For All Parties to Sign and Deregulation Act Compliance Pack                        | ✓  | £390   | £390   | £390                                     |
| Tenant References Including Credit Check, Income Reference and Previous Landlord Reference if Applicable                               | ✓  | £72 per reference                                  | £72 per reference                                  | £72 per reference                        |
| Registration of the Security Deposit With the Tenancy Deposit Scheme   | ✓  | £60  | £60  | £60                                      |
| Negotiating and Administering the Renewal of the Tenancy   | ✓  | £150   | £150   | 7.2% of the annual rent                  |