

8%

of monthly rent (9.6% inc vat)

Let Only +

- Rent Collection
- Rent Guarantee Insurance*
- Market Appraisal
- Accompanied Viewings
- Full Tenant Referencing
- Right to Rent Checks
- Tenancy Agreements

Set Up Cost - £350 (£420 inc vat)

13%

of monthly rent (15.6% inc vat)

Essential

- Let Only + Package plus:
- Organise All Repair Work
- Deposit Protection
- Full Digital Inventory
- Compliance & Legal Updates
- Deposit Dispute Resolution
- Property Inspections**

Set Up Cost - £350 (£420 inc vat)

16%

of monthly rent (19.2% inc vat)

Premium

- Essential Package plus:
- No Tenancy Set Up Fees
- New Smoke & CO Alarms
- Annual Gas Safety
- EICR Certificate
- EPC Certificate
- Tenancy Renewals

No Set Up Cost

*Subject to successful tenant referencing

**Additional inspections if requested are charged at £40 (£48 inc vat)

'Find a tenant only' service available for 50% (60% inc vat) of first months rent

List of Services

	Let Only +	Essential	Premium
Market Appraisal	✓	✓	✓
Property Marketing on Website & Portals inc Photos, Floorplans & Virtual Tour	✓	✓	✓
Accompanied Viewings with Instant Feedback	✓	✓	✓
Rent Collection with Statement	✓	✓	✓
Full Tenant Referencing Including 'Right to Rent' ID Check	✓	✓	✓
Preperation & Signing of Tenancy Agreements	✓	✓	✓
Rental Guarantee Policy with Legal Cover*	✓	✓	✓
Full Digital Inventory with Recorded Signing	From £100 (£120 inc vat)	✓	✓
Issuing of Section Notices Including Eviction Notices	£60 (£72 inc vat)	✓	✓
Deposit Protection - TDS	£40 (£48 inc vat)	✓	✓
Property Inspections**	£40 (£48 inc vat)	✓	✓
Property Check Out	£100 (£120 inc vat)	✓	✓
Handling of Deposit Dispute Cases	£100 (£120 inc vat)	✓	✓
Ongoing Legal & Compliance Updates	⊗	✓	✓
Maintenance & Repair Work Organised by Stratfords	⊗	✓	✓
Tenancy Set Up Fee Included	⊗	⊗	✓
Annual Gas Safety Certificate (CPI2)	£80 (£96 inc vat)	£80 (£96 inc vat)	✓
Electrical Installation Condition Report (EICR)	£150 (£180 inc vat)	£150 (£180 inc vat)	✓
Energy Performance Certificate (EPC)	£80 (£96 inc vat)	£80 (£96 inc vat)	✓
Tenancy Renewals inc Rent Review	£100 (£120 inc vat)	£80 (£96 inc vat)	✓

*Subject to successful tenant referencing

**Additional inspections if requested are charged at £40 (£48 inc vat)