northwood

Local knowledge, national reach

Services & Fees

	Let Only Service 'Tenant Find'	Rent Collect Service	Fully Managed Service	Fully Managed Plus	Guaranteed Rent Service
Contract Type	PAYG	Monthly Contract	Monthly Contract	Monthly Contract	Annual Contract
Monthly Fee (excl. VAT)	N/A	8.00%	12.00%	15.00%	
Monthly Fee	N/A	9.60%	14.40%	18.00%	POA
Features and Services					
Tenant Find	£850	£795	£720	£690	Included
Deposit Holding (in approved scheme)	£60	Included	Included	Included	Included
Contractor coordination	No	No	Included	Included	Included
Compliance & Safety Certificate Management	No	Included	Included	Included	Included
Rent Increases	£120	£120	£90	£60	Included (annual)
Rent Tribunals	£120	£120	Included	Included	Included (annual)
Inspections	£120	£120	Included	Included	Included
Check Out	£120	£120	Included	Included	Included
'Staying Legal' Advice and Consultation	£120	Included	Included	Included	Included
Tenant Rent Default Cover	None	None	None	15 months	Unlimited
Eviction Costs	None	None	None	Up to £100k	Unlimited
Eviction Legal Fees	None	None	None	Up to £100k	Unlimited
Void Cover	None	None	None	3 Months (@50%) *after eviction	Unlimited
Making Tax Digital (£12.50/mth)	Not Available	£12.50	£12.50	Included	Included
Landlord Database Registration	Own Cost	Own Cost	Own Cost	Own Cost	N/A
Property Related Data Entry	No	Included	Included	Included	N/A
Contractor Fees	Own Cost	Own Cost	Own Cost	Own Cost	Own Cost
Safety Certificate / Compliance Costs	Own Cost	Own Cost	Own Cost	Own Cost	Own Cost

The Property Ombudsman

CERTIFIED AND ACCREDITED BY propertymark