



The HMO Guys

The co-living specialist

Fully Managed – Letting Fee £354 (£295 + VAT) + 14.4% Commission (12% plus VAT)

- Fully inclusive Letting Service, including tenant referencing for one tenant
- Online advertising, including our website, Spare Room and affiliate sites
- Our specialist online “Tenant Sourcing Service”
- “To Let” Board
- Right to Rent Checks
- Production of Assured Shorthold Tenancy Agreement (AST)
- Collection of rent, and payment to Landlord within 5 working days
- Registration of Deposit with The Deposit Protection Service
- Dedicated property manager
- Dealing with day to day issues, as required
- Arranging maintenance and repairs (including 24-hour reporting for your tenant)
- Quarterly maintenance inspections
- Legislation updates from our expert team
- Access to our online portal, to check rent-statements

We offer a range of additional services to our property owners clients, including:

Service	Price (inc VAT)	Price (Exc VAT)
Rental Guarantee & Legal Expenses Cover	Quote On Request	Quote on Request
360° Virtual Tour, hosted for 12 months	£114	£95
Property Inspection, Additional	£60	£50
Additional Property Visits	£30 per hour	£25
Key Duplication and Testing	£42+key cost	£35 + key cost
Rent Review & Service of Section 13	£95	£75
Tenancy Renewal Service	£90	£75
Tenancy Deposit Dispute Resolution	£120	£100
Tenancy Deposit Statutory Declaration	£30	£25
Court Attendance Fee (per day)	£300	£250
Gas Safety Certificate*	From £90	From £75
EICR	From £140	From £116.67
Compliance Certificates – i.e. fire alarm, emergency light	From £90	From £75
Legionella Risk Assessment	Quote on Request	Quote on Request
Energy Performance Certificate	From £75	From £62.50
Professional Photos	From £195	From £162.50
Professional Cleaning	Quote on Request	Quote on Request



PURPLE SAND GROUP

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The HMO Guys is a trading style of Purple Sand Group Limited, Registered in England: 10941992
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