**Landlord Fee Schedule**

**Package Comparison**

**Fees Summary:**

**Bronze:** £360 setup + 10.2% incl. VAT monthly

**Silver:** £360 setup + 13.8% incl. VAT monthly

**Gold:** £360 setup + 16.2% incl. VAT monthly

**Platinum:** No setup fee + 19.8% incl. VAT monthly

| **Service** | **Bronze** | **Silver** | **Gold** | **Platinum**  |
| --- | --- | --- | --- | --- |
| **Rental Valuation & Inspection** | ☐ | ☐ | ☐ | ☐ |
|  **Tenant Introduction** | ☐ | ☐ | ☐ | ☐ |
| **Property Advertising** | ☐ | ☐ | ☐ | ☐ |
| **Comprehensive Referencing** | ☐ | ☐ | ☐ | ☐ |
| **Tenancy Agreement Preparation** | ☐ | ☐ | ☐ | ☐ |
| **Deposit Protection (TDS)** | ☐ | ☐ | ☐ | ☐ |
| **Utility Management** |  | ☐ | ☐ | ☐ |
| **Rent Collection** |  | ☐ | ☐ | ☐ |
| **6-Month Rent Protection** |  | ☐ |  |  |
| **12-Month Rent Protection** |  |  | ☐ | ☐ |
| **Regular Property Inspections** |  |  | ☐ | ☐ |
| **Maintenance Coordination** |  |  | ☐ | ☐ |
| **Landlord Portal Access** |  |  | ☐ | ☐ |
| **No Setup Fee** |  |  |  | ☐ |
| **No Inventory/Check-in Fees** |  |  |  | ☐ |
| **No TDS Fees** |  |  |  | ☐ |
| **Guaranteed Rent Payment** |  |  |  | ☐ |

**Tenant Fee Schedule**

**Fees Summary (Tenant Requests):**

**Contract Variation:** £50 Inc VAT

**Change of Sharer:** £50 Inc VAT

**Unpaid Rent/Late Payments:** Interest of 3% above the Bank of England Base Rate applied after 14 days of late payment

**Move In Costs:**

**Holding Deposit:** One Weeks Rent to secure the property

**Security Deposit:** 5 Weeks Rent (Rent under £50,000 pa) or 6 Weeks (Rent over £50,000 pa)

**Early Termination:** May be liable for costs to relet the property or rent until new tenant is found

**Rainbow Reid and David Conway and Son are registered members of The Property Ombudsman (TPO), a government-approved redress scheme, and we adhere to their Code of Practice, ensuring that our clients have access to an impartial dispute resolution service. Additionally, we participate in a government-approved Client Money Protection (CMP) scheme, which safeguards our clients' funds, providing reimbursement in the event of misappropriation. Our CMP membership certificate is displayed prominently in our office and on our website, and we are committed to notifying clients promptly if there are any changes to our CMP membership status.**



