

Service Comparison

www.stanfordestates.london

Stanfords
sales & Lettings —

Below is a breakdown of the 3 different letting services we offer, relevant charges and what is included.

Property Marketing	Lite	Secure	All In
Professional quality photography	✓	✓	✓
Illustrative floorplan	✓	✓	✓
Full property brochure with internal detailing	✓	✓	✓
Online e-sign Terms of Business	✓	✓	✓
Anti-Money Laundering checks	✓	✓	✓
Multi-branch advertising	✓	✓	✓
Targeted email campaign	✓	✓	✓
Targeted email campaign to client base	✓	✓	✓
Property advertising on stanfordestates.london	✓	✓	✓
Free Portal Advertising with Rightmove, Zoopla & onthemarket	✓	✓	✓
Secured accompanied viewings at all times	✓	✓	✓
Informative feedback and marketing advice	✓	✓	✓

Negotiating Terms	Lite	Secure	All In
Rental Term	✓	✓	✓
Monthly Rent	✓	✓	✓
Furniture requirements	✓	✓	✓
Break Clauses	✓	✓	✓
Special Agreements	✓	✓	✓
Negotiate suitable move in date	✓	✓	✓

Referencing	Lite	Secure	All In
Dedicated Administrator		✓	✓
Electronically signed holding contract	✓	✓	✓
Tenant ID verification	✓	✓	✓
Professional tenant references by third party		✓	✓
Right to rent checks		✓	✓

Landlord Legal Obligations	Lite	Secure	All In
Energy Performance Certificate (EPC)		At Cost	At Cost
Gas Safety Inspection (GSC)		At Cost	At Cost
Smoke & Carbon Monoxide alarms		At Cost	At Cost

Tenancy Agreements & Deposits	Lite	Secure	All In
Draft legally compliant AST		✓	✓
Secure digital signature with all parties		✓	✓
Calculate & Collect Deposits		✓	✓
Deposit Registration		£240	✓
Deposit Certificate *incl with registration		*	✓
Preliminary Property Check		✓	✓

Accounts & Financing	Lite	Secure	All In
Collect 1 st months' rent		✓	✓
Collect all subsequent monthly payments		✓	✓
Rent transfer to allocated account		✓	✓
Dedicated credit control team		✓	✓
Emailed or posted monthly statements		✓	✓
Annual rent statement		✓	✓

Renewal Administration	Lite	Secure	All In
Negotiate Rent increases for existing tenants		£300	✓
Re-reference tenants *incl with £300 rental negotiation		*	✓
Updated, legally compliant, Tenancy Agreement *incl with £300 rental negotiation		*	✓

Maintenance & Property Management	Lite	Secure	All In
Take Meter Readings		✓	✓
Advise tenancy details to utility companies			✓
Handling of service agreements for appliances			✓
Dedicated property manager			✓
Keyholding Service			✓
Arranging quotes, repairs & maintenance			✓
All contractors with confirmed PI insurance			✓
Periodic property inspections			✓
Handling Check-Out administration			✓

Lite	Secure	All In
10% of the annual rent (not rental term)	6.5% upfront 6.5% monthly (until end of tenancy)	7% upfront 13% monthly (until end of tenancy)

Optional Legal pack for Lite service (includes referencing, AST, Right to Rent Check & Preliminary property check)	£450
--	------