

# Packages Explained

## No hidden fees.

What you see is what you get.

Packages designed to grow your property portfolio.

### Included as standard

### Tenant Find

### Full Management

Rental Valuation	✓	✓
Property Advice & Consultation	✓	✓
Legal Compliance	✓	✓
Professional Marketing	✓	✓
In-Person Viewings	✓	✓
Tenant Selection	✓	✓
Administration	✓	✓
Rent & Deposit Collection (1st month)	✓	✓
Transfer of Funds	✓	✓
Electronic Documents	✓	✓
Tenant Referencing (Third-Party)	✓	✓
Guarantor Referencing (If Required)	✓	✓
Right to Rent Check	✓	✓
Photographic Inventory Report	✓	✓
Dedicated Property Manager	—	✓
Snagging & Warranty Registration (for new builds)	—	✓
Utility Transfers	—	✓
Deposit Protection (Third-Party)	—	✓
Income / Expenditure Report	—	✓
Monthly Statements	—	✓
Regular Inspections & Additional Visits (if req)	—	✓
24/7 Emergency Maintenance Contact	—	✓
Management of property maintenance via in-house facilities team	—	✓
Managing Compliance and Service Contracts	—	✓
Ongoing rent collection and arrears management	—	✓
Legal Notices (Section 8 and 48)	—	✓
Attendance in Court (if req)	—	✓
Check Out Inspection	—	✓
Deposit Disputes	—	✓

**£800 ex VAT**  
one off fee  
(£960 inc VAT)

**7.5% ex VAT**  
monthly fee  
+ **£250 one off fee**  
(£300 + 9% inc VAT)

### Other Services

Tenancy Renewals and/or Rent Review **£75 ex VAT**

Key Cutting **£10 ex VAT**  
Plus cost of keys

Rent Guarantee **POA**

Residential EPC **£85 ex VAT**

Non-Resident Landlord Tax Administration Charge **£95 ex VAT**

0161 974 3232

enquiries@northerngroup.co.uk