

# Our Experience

An all-inclusive, peace-of-mind landlord solution

## The Settio Experience includes:

- |                                       |                                      |  |
|---------------------------------------|--------------------------------------|--|
| ✓ New-Build Property Inspection       | ✓ Tenant Deposit Registration        | ✓ Electrical Safety Inspection Reports |
| ✓ Professional Photography            | ✓ Tenant Utility Set-Up Service      | ✓ Periodic Legionella Testing          |
| ✓ Professional Floor Plans            | ✓ Deposit-Free Insurance Option      | ✓ Section 13 Rent Increase             |
| ✓ Extensive Advertising               | ✓ Full Property Management**         | ✓ Tenancy Check-Out Service            |
| ✓ Viewings & Virtual Tours            | ✓ Rent Collection & Statements       | ✓ Annual Tax Efficient Statement       |
| ✓ Offer Negotiation                   | ✓ 24 Hour Online Portal Access       | ✓ Dedicated Management Service         |
| ✓ Comprehensive Referencing           | ✓ Non-Resident Landlord Registration | ✓ Annual Valuation Appraisal           |
| ✓ Tenancy Agreement & Administration* | ✓ Six-Monthly Property Inspections   |  |
| ✓ Pre-Tenancy Cleaning                | ✓ EPC Certification                  |  |
| ✓ Inventory Reporting                 | ✓ Portable Appliance Testing         |  |
| ✓ Tenant Check-In Service             |                                      |  |

## All-inclusive fee of 12.5%+VAT

[15% INC vat]

## Other Services

- Property License Application £300 +VAT (only applicable in certain areas of the UK)
- Sales Fee 3% +VAT
- Settio Protection Package Options:
  - Income & Eviction £35 +VAT per month
  - Advanced £45 +VAT per month

\*In line with the Renters' Rights Act legislation, in the unlikely event that a property experiences a change in tenant three times or more during a 12-month period, the landlord agrees to pay Settio an additional tenancy commencement cost of £500+VAT at the third change of tenancy and any further changes in tenancies.

\*\*Service charge, ground rent, and property maintenance/repair costs not included.