



## Level of Service Agreement - Residential Lettings & Student Accommodation -

This document is an official attachment to the Terms & Conditions agreed upon and signed between the Client and The Property Pad Limited on \_\_\_\_/\_\_\_\_/\_\_\_\_

### **Tenant Find & Tenancy Set Up**

1x Month Rent + VAT

### **Tenant Find, Set Up & Management**

75% of 1x Month Rent + VAT & 10% + VAT of Rent Collected

### **Student Accommodation Let & Management**

£175 + VAT Administration Fee per Student & 12% + VAT of Rent Collected

All three levels of service come with free Deposit Protection as standard

### **Inventory & Schedule of Condition Report -**

Size of Property	Unfurnished	Furnished
Studio	£75 + VAT	£85 + VAT
1x Bedroom	£85 + VAT	£95 + VAT
2x Bedrooms	£95 + VAT	£115 + VAT
3x Bedrooms	£105 + VAT	£140 + VAT
4x Bedrooms	£130 + VAT	£165 + VAT
5x Bedrooms	£155 + VAT	£175 + VAT
6x Bedroom +	Price on Application	

**It is company policy for ALL properties managed by The Property Pad to have a comprehensive Inventory & Schedule of Condition Report produced prior to the commencement of the tenancy**

**Additional Standard Services & Scale of Fee's -**

Tenancy Agreement Renewal	£66 (6x Months)
	£120 (12x Months)
Student Tenancy Agreement	£90 (9x Months)
Annual Accounts Summery	£66
Section 21 Notice	£66
Section 8 Notice	£66
Energy Performance Certificate	£84
Gas Safety Certificate	£84
EICR	Between £192 - £264
Rent Protection	Price on Application
Legal Expenses Cover	£48 (6x Months)
	£78 (12x Months)

**\*Above prices are inclusive of VAT where applicable**

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**Property Address:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ **Post Code:** \_\_\_\_\_

**Instruction:**  
*(delete as appropriate)*

**Tenant Find & Tenancy Set Up**

**Tenant Find, Set Up & Management**

**Student Accommodation Let & Management**

**Additional Notes:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I have read, understood and agree with the fee's set out within this Level of Service agreement and instruct The Property Pad Limited to act on my behalf in line with the service selected above and in conjunction with the attached Terms & Conditions.

**The Client -**

**Sign:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Position:** \_\_\_\_\_  
(If signing on behalf of a company)

**Date:** \_\_\_\_\_

**The Property Pad Limited -**

**Sign:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Position:** \_\_\_\_\_  
(If signing on behalf of a company)

**Date:** \_\_\_\_\_