

| Service                                                                              | Tenant Find<br>Only | Full<br>Management      |
|--------------------------------------------------------------------------------------|---------------------|-------------------------|
| Handover & support on completion or takeover                                         | ✓                   | ✓                       |
| Professional photography                                                             | ✓                   | ✓                       |
| Marketing on major portals, and accompanied viewings by SevenLiving team             | ✓                   | ✓                       |
| Offer negotiation                                                                    | ✓                   | ✓                       |
| Comprehensive tenant referencing                                                     | ✓                   | ✓                       |
| Right to rent check including share code verification or international ID check      | ✓                   | ✓                       |
| Administration & execution of tenancy agreement.                                     | ✓                   | ✓                       |
| Collection of initial monies including deposit and first months rent                 | ✓                   | ✓                       |
| Deposit protection with TDS, Reposit or other approved scheme                        | ✓                   | ✓                       |
| Check-in Inventory and schedule of condition                                         | ✓                   | ✓                       |
| Accompanied check in and property handover                                           | ✓                   | ✓                       |
| Utility and council void management                                                  | ✓                   | ✓                       |
| Use of qualified preferred supplier list including our in-house maintenance engineer | ✓                   | ✓                       |
| Collection of rent and payment to your nominated bank with a statement breakdown     | x                   | ✓                       |
| Arrears chasing                                                                      | x                   | ✓                       |
| Dedicated property manager                                                           | x                   | ✓                       |
| 24/7 point of contact for tenants                                                    | x                   | ✓                       |
| Quotation and arrangement of reactive and proactive maintenance jobs                 | x                   | ✓                       |
| Mid-tenancy property inspections                                                     | x                   | ✓                       |
| Key management                                                                       | x                   | ✓                       |
| Tenant notice management                                                             | x                   | ✓                       |
| Tenancy deposit management including dispute negotiation                             | x                   | ✓                       |
| Tenancy deposit dispute submission of evidence and forms                             | x                   | additional cost applies |
| Check-out inspection and report                                                      | x                   | additional cost applies |
| Service of possession notices and full support through the eviction process *        | x                   | additional cost applies |
| Landlords insurance *                                                                | x                   | additional cost applies |
| End of year income and expense report *                                              | x                   | additional cost applies |
| Cost for SevenLiving services                                                        | From £850 + VAT     | From 10% + VAT          |
|                                                                                      | Request Service     | Request Service         |