
 BRIGHTLETONLY	 BRIGHTMANAGE
Fee		
Tenancy Set Up Fee	80% (+ VAT) of 1 month's rent (min £400 + VAT)	70% (+ VAT) of 1 month's rent (min £350 + VAT)
Management Rate	Not Included	11 – 13% (+ VAT) (minimum £50 + VAT)
Applicant Referencing	✓	✓
Fixed Term Tenancy Renewal	£100 + VAT	£100 + VAT
Inventory Unfurnished	£90 for 1 bedroom + £30 (+ VAT) per extra bedroom	£90 for 1 bedroom + £30 (+ VAT) per extra bedroom
Inventory Furnished	£114 for 1 bedroom + £30 (+ VAT) per extra bedroom	£114 for 1 bedroom + £30 (+ VAT) per extra bedroom
Check in	£80 – £90 + VAT	✓
Check out	£90 – £110 + VAT	✓
Maintenance Call Service	Not Included	✓
Out of Hours Service	Not Included	✓ (2 free per year / £75 + VAT per additional incident)
Property Inspections (twice per year)	Not Included	✓
Security Deposit Registration	£30 + VAT	£30 + VAT
Additional Property Inspections	Not Included	£45 + VAT
Rent & Legal Protection (per year)	Not Included	£240 + VAT
Annual Statement of Income & Expenditure	Not Included	£30 + VAT
Void Visits	£45 + VAT	£45 + VAT
Deposit Negotiations	£50 + VAT / hour	✓