Dear Mr Maltsev,

Having considered the current market, including comparable properties and the condition and location of your property, I would recommend the following rental figures:

Long let – £2750 per month, excluding council tax, water rates and utilities, which are the tenant's responsibility, on a furnished/unfurnished basis.

Short let – £3500 per month, inclusive of council tax, water rates, utilities and Wi-Fi, on a furnished basis.

Our marketing strategy

Please see below the fees I'd like to offer you:

	Multi-Agency Fees	**Sole Agency** (3 Weeks)
Lettings & Rent Collection Fee Payable 12 months in advance in full at the commencement of the Tenancy and annually on each anniversary date for the entire period the Tenant remains in occupation. Subject to a minimum of 12 months' fee.	11% + VAT (i.e. 13.2%)	8% + VAT (i.e. 9.6%)
Letting & Property Management Fee Payable monthly or according to the agreed rent period for the entire period the Tenant remains in occupation. Subject to a minimum of 12 months' fee.	17% + VAT (i.e. 20.4%)	14% + VAT (i.e. 16.8%)
Short Letting (inclusive of Property Management) Payable for the entire Term and any Renewal / Extension due in full at the commencement of the Tenancy and any Renewal / Extension. Subject to a minimum fee of £1,500.	26% + VAT (i.e. 31.2%)	22% + VAT (i.e. 26.4%)

Tenancy Agreement Fee	£360	
Reference Fee (per person)	£60	
Deposit Registration Fee (per annum)	£72	
AML, Sanctions, Identity and Ownership Verification Fee (per person)	£30	

Unless otherwise stated the above fees are inclusive of VAT

The above is subject to entering into a contract with us and will not constitute a formal agreement. Please review our terms of business in detail and let me know if you have any questions.

My recommendations:

Managed Service

An increasing majority of our clients now choose our fully managed, hands-off service, designed to remove the time, stress and complexity of managing a rental property.

With landlord obligations becoming more demanding and heavily regulated, this gives you a dedicated, experienced Property Manager who ensures full compliance, proactive issue management, and complete peace of mind, so you can focus on your priorities while we protect your investment.

In addition, managed clients benefit from our monthly fee collection option, allowing costs to be spread predictably. This option is exclusively available to landlords on our managed service and remains one of the key reasons clients choose this level of support.

We would be absolutely delighted to assist you in securing the tenants of your choice, and I’m confident that Chestertons can achieve the highest-quality tenants and the best possible rent in the area.

Yours sincerely,

Paulina Pirus