



Delivering expert property asset services, media, and compliance since 2013, Shuffle Residential offers a bespoke approach to lettings and sales. Headquartered in Folkestone and serving clients across the South East to London, our dedicated team provides premium marketing and robust management tailored to protect and maximize your investments.

Lettings & Property Management

Designed for the modern rental landscape, our services ensure full legal compliance, robust tenant vetting, and seamless transitions into rolling periodic tenancies to protect your yields.

Service Feature	Let Only £495 Fixed Fee	Rent Collect 5% of Rent	Full Management 10% of Rent (Min £65/mo)
Property Valuation & Marketing Strategy	✓	✓	✓
Premium Listings (Rightmove, Zoopla, etc.)	✓	✓	✓
Accompanied Viewings	✓	✓	✓
Comprehensive Tenant Referencing & Right to Rent	✓	✓	✓
Tenancy Agreement Creation (Rolling Compliant)	✓	✓	✓
Initial Rent & Deposit Collection	✓	✓	✓
Monthly Rent Collection & Account Statements		✓	✓
Arrears Management & Notices		✓	✓
Dedicated 24hr Maintenance Team			✓
Mid-Term Property Inspections (Bi-Annually)			✓
End of Tenancy Management & Deposit Deductions			✓

Bespoke Property Sales

We combine the marketing firepower of a premium high-street agency with a highly competitive commission model. We maximize your final return on investment without compromising on service quality.

Sole Agency Sales

1.2%

- No Sale, No Fee guarantee
- Professional photography
- Accompanied viewings
- Dedicated sales progression
- Nationwide portal syndication

Multi-Agency Sales

2.5%

- No Sale, No Fee guarantee
- Coordinated with competing agents
- Aggressive market positioning
- Full buyer vetting and qualification

In-House Media & Compliance Suite

Unlike many agencies that outsource compliance and marketing media, our experienced internal team has been delivering these essential asset services directly since 2013. This ensures faster listings, stringent quality control, and seamless service for our clients.

Essential Asset Services	Starting At
Inventory and Condition Check-In / Check-Out Reports	From £140.00
Domestic Energy Performance Certificate (EPC)	From £85.00
Professional CAD Floor Plans	From £85.00
360° Immersive Virtual Tours (High-Spec Marketing)	From £160.00
The Landlord Trio Bundle (EPC + Floor Plan + Inventory)	From £270.00
The Market-Ready Bundle (EPC + Floor Plan + Virtual Tour)	From £250.00

Terms of Business

Service Adjustments: The impending abolition of Section 21 and fixed-term tenancies requires robust management. Shuffle Residential no longer charges for standard tenancy renewals, supporting rolling periodic tenancies seamlessly.

Cancellation: Cancellation of Full Management or Rent Collect services requires a written notice of 3 months.