Tenant Find Only Service

This basic service only includes:-

1. Free rental valuation, advising the landlord as to the current rental valuation of your property, whilst every endeavor on our part will be made to achieve this valuation, no guarantees can be made
2. Marketing of your property with colour information sheets, window displays, local media and several internet sites. This will include the showing of your property to potential tenants.
3. All potential tenants undergo a rigorous vetting procedures which include credit searches, landlords checks and employment references. Where necessary, additional security would be requested by means of a guarantor.

As landlord you will be responsible for:-

- Drawing up the correct legal tenancy agreement, and liaising directly with the tenant for signing
- Arranging rent collection each month
- Arranging for deposit to be held in a government authorised tenancy deposit scheme (copies of such to be given to the Tenant)
- Routine and final inspections
- Inventory & Schedule of Condition
- Arranging all emergency and routine maintenance work.
- The tenants will need to have access to your contact details at all times

Scale of Fees

Tenant-find only fee	£300.00 including VAT (£250 + VAT)

We can offer the following additional services:-

• Tenancy agreement	£60.00 including VAT (£50.00 + VAT)
• Inventory	Please ask for quote (this depends on size of property)
• Regular inspections	£42.00 including VAT (£35.00 + VAT) per visit
• Holding of deposit	£24.00 including VAT (£20.00 + VAT)

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