

# Tenant Finding Service

## Summary of Services Provided

- ◆ Inspection of property to assess rental value and compliance with health and safety regulations.
- ◆ Advertising and inclusion to major websites
- ◆ Matching suitable tenants to the property
- ◆ Conducting all accompanied viewings
- ◆ Credit checking applicants and referencing (chargeable)
- ◆ Preparation of an Assured Periodic Tenancy (APT)
- ◆ Preparation of a detailed inventory if required (furnished)
- ◆ Collection of the first month's rent payment and deposit

## Charges

Setting Up Fee	£400.00 or 50% of first month's rent (whichever is the greater)
Preparation of inventory (furnished)	£100.00 (Optional)
Rent Review / Section 13 Notice	£250.00
Serving of Legal Notice	£250.00
Gas Certificate	£90.00 / Boiler Service extra £50.00
Electrical Safety Certificate	£195.00
EPC (energy performance certificate)	£175.00
Credit Searches and Referencing Fees	£325.00
Issuing an Assured Periodic Tenancy	£350.00

**All charges are subject to VAT at the current rate**