

# Landlords – Tenant Find Service

**£695 upon let**  
no let, no fee

Scale of Fees (including VAT at the prevailing rate)

- ✓ Free valuation and Rental advice to maximise your potential income
- ✓ Professional photos and property write up
- ✓ Full detailed advert
- ✓ Marketing on all major portals including Rightmove, Zoopla, Up Estates + many more
- ✓ Accompanied viewings at no extra cost
- ✓ Arranging all tenancy agreements
- ✓ Collection of first month's rent and deposit
- ✓ Full detailed referencing

## Optional Extras

|                                              |      |
|----------------------------------------------|------|
| Registering the deposit                      | £50  |
| Rent Review and Serving Legal Notice         | £150 |
| Inventory                                    | £150 |
| Periodic property inspections (per visit)    | £40  |
| Check out fee (if inventory option is taken) | £100 |

## Other Fees & Charges

|                                                       |              |
|-------------------------------------------------------|--------------|
| Gas Safety Certificate                                | From £80     |
| Electrical Safety Certificate                         | From £150    |
| EPC                                                   | £100         |
| Key Cutting admin fee + cost of keys                  | £20          |
| Court Attendance Charge                               | £50 per hour |
| Rent Guarantee and Legal Expenses Policy as a bolt on | POA          |