

Tenant Find Only	All fees are + VAT
<p>One off Fee</p> <ul style="list-style-type: none"> • Full Market Appraisal • Advertising on all major Portals i.e. Rightmove, Zoopla etc. • Erect a board in accordance with Town & Country Planning Act 1990 • Advice and guidance on Refurbishment • Advice and guidance on Legal Compliance • Find a tenant within the Landlords Guidelines • Accompanied Viewings • Referencing for up to two tenants (ID Checks, right to rent check, financial credit checks, employment and previous landlord references) • Guarantor referencing if required • ARLA Tenancy Agreement • Advise on non-resident tax status and HMRC (if relevant) • Advise all relevant utility providers of any changes and supply meter readings • Collection of first month's rent and deposit, less any fees, and transfer to landlord with statement. • NB: It is the landlord's responsibility to register the deposit within 30 days of the start of tenancy in a government approved deposit scheme. 	<p>One Month's Rent</p>

Inventory/Check In and Check out – Charges are dependent on quantity of bedrooms and whether furnished or unfurnished.	Available on Request
Gas Safety Certificates	£99
EPC – Energy Performance Certificate	£90
Carbon Monoxide Alarm	£28
Renewal Contract – We can organize a new ARLA tenancy renewal agreement which will be drawn up, signed and sent to both relevant parties.	£175
Proof of Ownership – land registry check if required	£10
Key Cutting	£10+Cost of keys
Additional Clauses – If a landlord wishes to add additional clauses to the contract	£25 per clause
Additional Tenant referencing – (ID Checks, right to rent check, financial credit checks, employment, and previous landlord references).	£100 per tenant
Landlord withdrawal Fees (before move-in) – Once a landlord has agreed in principle to let to tenants that have been sourced and then decide to withdraw, this fee is to cover the cost associated with the marketing, advertising, referencing and tenancy set-up.	One week's rent
Issue of Section 21 for possession	£100

Please refer to our Terms & Conditions for full explanations of all our fees and services detailed above

CLIENT MONEY PROTECTION:
www.propertymark.co.uk

INDEPENDENT REDRESS:

