

stUARTS residential

# Landlord Information

## Tenant Find

**01749 672 678**

**hello@stUARTSresidential.com**

## Tenant Find – Service Levels

<i>Rental appraisal and assessment plus advise on preparation of property for letting</i>	✓
<i>Advice on regulations, certificates and assessments</i>	✓
<i>Information on specialist insurances and consents required</i>	✓
<i>Advertise and market your property including accompanied viewings</i>	✓
<i>Initial vetting of all prospective tenant(s) and taking of a reservation fee</i>	✓
<i>Reference prospective tenant(s) using a specialist agency</i>	✓
<i>Preparation of the tenancy agreement and statutory notices</i>	✓
<i>Sign and witness the tenancy agreement</i>	✓
<i>Preparation of an inventory</i>	✓
<i>Collection of deposit and advanced rent</i>	✓
<i>Register and protect deposit with the tenancy deposit scheme</i>	✓
<i>Take meter readings and notify utility suppliers/district council</i>	✓
<i>Check in and check out the tenant(s)</i>	✓
<i>Free basic legal and tax advice from our retained legal advisor and accountant</i>	✓
<i>Arrange safety certificates</i>	✓
<i>Conduct periodic inspections</i>	✓

## Tenant Find – Price List

Tenant Find Fee	<b>65% of the first months' rent</b>	
Inventory & Deposit Protection	<b>Unfurnished</b>	<b>Furnished</b>
Studio/1 Bedroom	<b>£100.00</b>	<b>£115.00</b>
2 Bedroom	<b>£110.00</b>	<b>£125.00</b>
3 Bedroom	<b>£120.00</b>	<b>£140.00</b>
4 Bedroom	<b>£140.00</b>	<b>£155.00</b>
5 Bedroom	<b>£155.00</b>	<b>£180.00</b>
Legionella Risk Assessment	<b>£100.00</b>	
Energy Performance Certificate (EPC)	<b>£75.00</b>	
Gas Safety Certificate (GSC)	<b>£75.00</b>	
Electrical Portable Appliance Test Certificate (PAT)	<b>£75.00</b>	
Electrical Inspection Condition Report Certificate (EICR)	<b>£25.00 per circuit</b>	
Periodic Inspection(s) – Per Inspection	<b>£25.00</b>	
Check Out Fee	<b>£75.00</b>	

**All fees plus VAT – Discounts available for multiple property instructions**