



Tenant Finder Service

This service is ideal if you wish to be heavily involved with all aspects of the tenancy.

We will carry out the following on your behalf:

- ✓ Advertise your property on our website - www.redcarletting.co.uk, Rightmove and within our office showroom ensuring you maximum exposure.
- ✓ Accompany all viewings.
- ✓ Arrange for all Applicants to go through a rigorous application process.
- ✓ Arrange for each eligible applicant to be fully referenced. Reference checks include; **credit checks, employment and landlord references.**
- ✓ Arrange a Gas Safety Certificate and Legionnaires Risk Assessment prior to the let where required.
- ✓ Check/ working smoke detectors on each level of the property.
- ✓ Check if a carbon monoxide detector is installed and operational.
- ✓ Collect a full month's rent and deposit.
- ✓ Draw up an Assured Shorthold Tenancy Agreement for an initial fixed term of 6 months.
- ✓ Set up a standing order payment for the rent to go directly to your account.
- ✓ Send the first month's rental payment to yourself less any charges.

FEES (Inclusive of VAT unless otherwise indicated)

Letting fee £300.00

Tailor your Service with these optional extras: -

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| Written Inventory (recommended) | £ 75.00 |
| Move in of tenants | £ 50.00 |
| Move out of tenants | £ 50.00 |
| Renewal Tenancy Agreement | £ 60.00 |
| Annual CP12 (Gas Safety Certificate) | £ 80.00 |

17/19 Cleveland Street | Redcar | TS10 1AR

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| Energy Performance Certificate (valid for 10 years) | £ 70.00 |
| Legionnaires Risk Assessment-legal requirement | £ 40.00 |
| Smoke detector testing and installation-legal requirement | £ 48.00 |
| Carbon monoxide detector installation-legal requirement | £ 48.00 |
| Withdrawal fee under 12 weeks of advertising | £ 40.00 |

All prices are inclusive of VAT unless otherwise stated

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