

Tenant Finder Only Service

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

What's included:

- ✓ Provide you with an accurate rental valuation and assessment of your property.
- ✓ If any maintenance is required to bring your property to standard we can offer guidance on this.
- ✓ Advise you on your legal obligations as a Landlord
- ✓ Advise you on your obligations under the Non-Resident Landlord Scheme with HMRC and provide you with the link to the appropriate online form (if appropriate).
- ✓ Erect a To Let Board.
- ✓ Advertise your property on our website - www.redcarletting.co.uk, Rightmove, On The Market, Facebook and within our office showroom ensuring your property receives 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.
- ✓ Ensure a Gas Safety Certificate and Legionnaires Risk Assessment are in place prior to the let.
- ✓ Check a working smoke detector is fitted on each level of the property.
- ✓ Check a carbon monoxide detector is installed and fully operational.
- ✓ 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.

Tenant Finder Only Service

FEES (Inclusive of VAT unless otherwise indicated)

Letting fee £360.00

Additional Services please tick if required:

Inventory & Photographs	£ 75.00	<input type="checkbox"/>
Annual CP12 (Gas Safety Certificate)	£ 80.00	<input type="checkbox"/>
Energy Performance Certificate (valid for 10 years)	£ 70.00	<input type="checkbox"/>
Electrical Safety Check (valid for 5 years)	£160.00	<input type="checkbox"/>

We are members of a Client Money Protection Scheme and also of the following:



Find us on



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www.redcarletting.co.uk

Companies House Reg. Number 5769546 VAT Reg. Number 212 5738 26