



HMO Tenant Find Service & Fees

If you're an experienced landlord, happy to look after the day-to-day management of the property yourself, but want someone else to market the property, undertake the viewings and set up the tenancy then our Tenant Find service is ideal for you.

As Landlords ourselves we know how important it is to **minimise voids** and keep rooms full but we also know how important it is to **find the right tenants** - especially in a shared house.

Our Tenant Find service includes:

- Free initial consultation to establish the best room rental rates and how to market your HMO
- Marketing your property on the best websites including specialist room rental websites
- Arranging and undertaking viewings at times that suit tenants
- Tenant interviewing and selection to ensure a good fit for the house
- Full tenant referencing, credit and right to rent checks
- Full guarantor referencing and obtaining guarantee (if applicable)
- Preparation and signing of the Tenancy Agreement
- Standard photographic room Inventory
- Issuing all prescribed documentation ensuring legal requirements are met
- Collection of the first month's rent and deposit
- Statement of monies collected and transfer into your account
- Check-in of tenants

All of the above services are included for a fixed fee:

	Excluding Vat	Including Vat
Tenant find fee per room	£465	£558

No hidden extras

All tenant and client money is fully protected by our Client Money Protection Insurance and membership of UKALA. We are also members of the National Residential Landlords Association.

We can offer **additional services** for Tenant Find Landlords as per below:

	Excluding Vat	Including Vat
Professional photo and video package	Quoted per property	Quoted per property
Tenancy renewals	£75	£90
Issuing rent increases	£50	£60
Checking tenants out of the property at the end of the tenancy	£125	£150
Arrangement fees for works/refurbishment over £500	10% of works	12% of works
Additional property visits/services	£50 per hour	£60 per hour