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
- Property take-on assessment and letting report to include a full HMO Fire Risk Assessment, and servicing, testing and certification of fire alarm systems to ensure your house meets all legal and local authority requirements and is ready to let

Finding you professional Tenants:

- Marketing your property on the best websites including specialist room rental websites
- Arranging and undertaking viewings at times that suit prospective 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 a Guarantor Agreement (if applicable – charge applies)
- Preparation and signing of the Tenancy Agreement
- Issuing all prescribed documentation ensuring legal requirements are met
- Standard photographic room Inventory
- Collection of the first month's rent and deposit
- Statement of monies collected and transfer into your account
- Check-in of tenants
- 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.

All of the above services are included for the below charges – *no hidden extras or add-ons*:

	Excluding Vat	Including Vat
Property take-on fee including a full Fire Risk Assessment and servicing, testing and certification of fire alarm systems plus a property take-on lettings report	£484 for larger HMOs with Grade A system £404 for smaller HMOs with Grade D system *charged once only*	£580.80 for larger HMOs with Grade A system £484.80 for smaller HMOs with Grade D system *charged once only*
Tenant find fee per room	£565	£678
Guarantor referencing & obtaining a Guarantor Agreement (if applicable)	£25 per Guarantor	£30 per Guarantor

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

	Excluding Vat	Including Vat
Professional photo and video package	Quoted per property	Quoted per property
Annual Section 13 Tenant Rent Increases	£75 per tenancy	£90 per tenancy
Checking tenants out of the property at the end of the tenancy	£125	£150
Additional property visits & services including surveyor visits and council inspections	£30 per hour for time spent	£36 per hour for time spent

For any other services not listed above, please ask and we'll do our best to help.

Single Let 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 your property rented but we also know how important it is to **find the right tenants**.

Our Tenant Find service includes:

- Free initial consultation to establish the best rental rate and how to market your property
- Property take-on assessment and lettings inspection report, including all set-up items to ensure your property meets all legal and local authority requirements and is ready to let

Finding you professional Tenants:

- Marketing your property on the best websites
- Arranging and undertaking viewings at times that suit prospective tenants
- Tenant interviewing and selection to ensure a good fit for your property
- Full tenant referencing, credit and right to rent checks
- Full guarantor referencing and obtaining a Grantor Agreement (if applicable – charge applies)
- Preparation and signing of the Tenancy Agreement
- 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 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.

All of the above services are included for the below charges – *no hidden extras or add-ons*:

	Excluding Vat	Including Vat
Property take-on fee which includes a lettings inspection report plus all set-up items to prepare your property for letting	£199 *charged once only*	£238.80 *charged once only*
Tenant find fee	60% of one month's rent + Inventory charge (min. £200)	72% of one month's rent + Inventory charge (min. £240)
Photographic Property Inventory (recommended) **Inventory charge based on size of property*	Quoted per property (min. £200)	Quoted per property (min. £240)
Guarantor referencing & obtaining a Guarantor Agreement (if applicable)	£25 per Guarantor	£30 per Guarantor

Single Let Tenant Find Service & Fees

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

	Excluding Vat	Including Vat
Professional photo and video package	Quoted per property	Quoted per property
Issuing Annual Section 13 Tenant Rent Increases	£75 per tenancy	£90 per tenancy
Checking tenants out of the property at the end of the tenancy	Quoted per property - min fee £125	Quoted per property - min fee £150
Additional property visits & services including surveyor visits and council inspections	£30 per hour for time spent	£36 per hour for time spent

For any other services not listed above, please ask and we'll do our best to help.

Student Tenant Find Service & Fees

If you're an experienced student 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 student tenancy then our Student Tenant Find service is ideal for you.

As Landlords ourselves we know how important it is to **minimise voids** and keep your property rented but we also know how important it is to **find the right students**.

Our Student Find service includes:

- A **Free** initial consultation to establish the best rental rates and how to market your property
- Property take-on assessment and letting report to include a full Property Fire Risk Assessment, and servicing, testing and certification of fire alarm systems to ensure your house meets all legal and local authority requirements and is ready to let

Finding you Students:

- Marketing your property on the main student property websites & student portals
- Arranging and undertaking viewings at times that suit prospective students
- We will interview the students to make sure they are a good fit for the house
- Full student referencing, credit and right to rent checks
- Full guarantor referencing and obtaining a Guarantor Agreement
- Preparation and signing of the Student Tenancy Agreement
- 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 students including a full photographic inventory (if required)
- Offering a Utility Services package via UniHomes for easy bills management
- All student and client money fully protected by our Client Money Protection Insurance and membership of UKALA. We are also members of the National Residential Landlords Association.

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Student Tenant Find Service & Fees

All of the above services are included for the below charges - *no hidden extras or add-ons*:

	Excluding Vat	Including Vat
Property take-on fee including a full Fire Risk Assessment and servicing, testing and certification of fire alarm systems plus a property take-on lettings report	£484 for larger HMOs with Grade A system £404 for smaller HMOs with Grade D system *charged once only*	£580.80 for larger HMOs with Grade A system £484.80 for smaller HMOs with Grade D system *charged once only*
New Students find fee **Applies when **ALL** New students for the new academic year*	65% of one month's rent (subject to min. fee £1095) + Inventory Charge	78% of one month's rent (subject to min. fee £1314) + Inventory Charge
New Tenancy where Replacing / Changing some individual Students & Guarantors for new academic year **Applies when some existing tenants are staying and some new tenants for the new academic year*	50% of new student find fee (subject to min. fee £547.50) + £100 per new student + Inventory Charge	50% of new student find fee (subject to min. fee £657) + £120 per new student + Inventory Charge
Annual Students Tenancy Section 13 Rent Increase **Applies when **ALL** existing students are staying in the property for the new academic year & rent increased*	£425 *Includes market research to establish market rent recommendations and issuing Section 13 documentation*	£510 *Includes market research to establish market rent recommendations and issuing Section 13 documentation*
Full Photographic Property Inventory (recommended) **min £200 + vat depending on size of property*	Quoted per property based on number of rooms (min. £200)	Quoted per property based on number of rooms (min. £240)

Our prices for Safety checks and additional services for our Let Only Landlords are below:

	Excluding Vat	Including Vat
Professional photo and video package	Quoted per property	Quoted per property
Checking tenants out of the property at the end of the tenancy	Quoted per property - min fee £250	Quoted per property - min fee £300
Additional property visits & services including surveyor visits and council inspections	£30 per hour for time spent	£36 per hour for time spent

For any other services not listed above, please ask and we'll do our best to help.