

Tenant Find Only

Service	Fee
<p>Set up Fee – Includes agreeing the market rent and finding a tenant in accordance with the landlords guidelines. This involves marketing and advertising the property on Alex Jones website relevant portals; erecting a board and carrying out accompanied viewings as appropriate. Advising on refurbishment and providing guidance on compliance with statutory provisions and lettings consents. Tenant Referencing the applicant(s) which will include credit Checks, current employer, current landlord, and taking into account any other information to help assess the affordability criteria of the applicant(s). Depending on the outcome of the referencing, an applicant(s) earnings or overall financial position may require a Guarantor. The cost of referencing a Guarantor is included in the fee. Should there be a specific situation whereby you have consented to a permitted occupier, appropriate documentation to reflect this is included within this fee. Carrying out Right to rent checks on the applicant(s) and any other adult occupier of the property at the commencement of the tenancy and any further checks on adult occupants with time-limited Right To Rent or where you have instructed us to commence a Right to Rent check on a new adult occupier where is a change in occupancy during the Tenancy.</p>	<p>First month's rent + VAT</p>
<p>Deposit Registration Fee – All tenants' deposits must be registered – by law – with a government-approved Scheme (DPS). This fee is for registering the tenant details and protecting the security deposit; then providing the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy.</p>	<p>£25 + VAT</p>
<p>Inventory Fee – It is important to have a thorough and detailed inventory which provides a catalogue of the let property, an unbiased record of its condition and any items included in the tenancy. It forms part of the legally binding contract between the tenant and the landlord.</p>	<p>£100 + VAT</p>
<p>Gas Safety Check – The Gas Safety (Installation and Use) Regulations 1998 state that all rented properties with a gas supply must have a valid Gas Safety Certificate at the commencement of and throughout the tenancy and must be tested for gas safety on an annual basis. Alex Jones will instruct a Gas Safe Engineer to do the inspection, arrange access and retain the certificate.</p>	<p>£70 + VAT</p>
<p>Electrical Installation Condition Report (EICR) – Instruct an NICEIC/NAPIT qualified engineer to conduct a basic safety and condition report of the electrical supply, arrange access and retain the report.</p>	<p>£150 + VAT</p>
<p>EPC – Instruct a Domestic Energy Assessor to provide an Energy Performance Certificate, arrange access and retain certificate.</p>	<p>£90 + VAT</p>
<p>Key Cutting Service – This fee covers the cost of keys and the time taken to cut keys or arrange replacement keys, permits, electronic door fobs etc. where not supplied by the landlord.</p>	<p>£15 + VAT per key</p>