

FINDERS FEE - COMMISSION 60% of one months rent (50% plus VAT) or £358.80 (£299 plus VAT) whichever is the greater amount

When given the written permission of the landlord:-

- ✓ The property will be placed on our comprehensive marketing rental list, copies of which are available in all sales offices as well as our rental branches.
- ✓ We will commence our high profile and extensive advertising campaigns, including our own and leading websites such as Zoopla, OnTheMarket and Primelocation.
- ✓ We will automatically arrange for a 'TO LET' board to be erected on instruction and to re-advertise the property unless you instruct otherwise.
- ✓ Prospective tenants will be accompanied to view the property by professional and experienced staff.
- ✓ Comprehensive reference and credit checks, via an independent referencing agency will be obtained for the prospective tenants.
- ✓ A bond will be obtained equivalent to one months rental plus £100.00 and will then be paid to the landlord.
- ✓ The first months rent and bond will be collected and paid to the landlord, less our fee for the tenancy agreement and securing a tenant.
- ✓ The tenants will be supplied with the landlords details so that they may contact the landlord in the event of any breakdowns or repairs needed at the property.
- ✓ An EPC (energy performance certificate) will be obtained and made available for the property, required by law. (The fee for this is payable by the landlord).

N.B. THE FOLLOWING IS THE RESPONSIBILITY OF THE LANDLORD:-

- To register the tenancy within 30 days of the start date with their chosen tenancy deposit protection scheme.
- Routine inspections.
- **Repairs and breakdowns.**
- Provide a copy of the landlords gas safety certificate to Dawsons before the start of tenancy. **Note: Dawsons will not complete any new tenancy formalities unless a valid LGSC is in our possession a minimum of 48 hours prior to the arranged tenancy start date.**
- Transfer of utilities (at the start of each tenancy, and within 21 days for the purposes of DCWW)
- Provision of a full inventory of the condition and contents of the property.

THE FOLLOWING OPTIONS ARE AVAILABLE AT A COST TO THE LANDLORD:-

- ✓ A full inventory can be taken for the landlords own use at the beginning and end of tenancy, that includes the condition of carpets, decoration, the gardens as well as all contents. For this service, Dawsons will require at least 7 days notice, giving time for the property to be initially attended for the purposes of providing the inventory cost, and for a second visit completing the full inventory schedule for contents and condition:-

No. of bedrooms	Furnished	Unfurnished
One to two	from £175.00 plus VAT	from £150.00 plus VAT
Three to four	from £200.00 plus VAT	from £175.00 plus VAT
Five plus	£ P.O.A.	from £250.00 plus VAT

- ✓ Routine inspections can be carried out at £30.00 plus VAT per visit (we recommend these are carried out on a quarterly basis). For further information on this service, please contact our office.
- ✓ Formal notice for vacant possession can be provided for our Finders Fee landlords at a cost of £95.00+VAT per notice. For further information on this service please contact our office.