

Let Only Service

Thank you for your interest in our property management service. Our Let Only service includes;

- Strong marketing of your property
- Viewings
- Full move-in procedure including photographic inventory, meter readings and utility provider contact
- Thorough tenant checks and referencing by Canopy
- Collection of the initial tenant payment of one month's rent and deposit with associated statement to Landlord
- Registering the deposit with the Deposit Protection Service
- Production of the tenancy agreement and other move-in documentation, updating utility providers.

The 'Let Only' fee is just one month's rent including VAT.

Additional costs if you need assistance:

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| • EICR -Electrical Safety Certificate | £175.00 |
| • EPC -Energy Performance Certificate | £100.00 |
| • LANDLORD GAS CHECK | £90.00 |
| • SECTION 21/8 Accelerated Possession | £100.00 |
| • SECTION 13 Rent Increase | £60.00 |
| • RENEWAL of tenancy agreement | £60.00 |

All prices are plus VAT.