



Tenant Find Package

One of fee of £399 +vat

Services for landlords

MARKET APRIASAL

A member of our letting team will visit your property to discuss the best marketing strategy, any improvements needed and advice on staging the property for rental.

TO LET BOARDS

Striking and Stylish “house shaped” boards to get your property noticed.

APPLICANT MATCHING

We have a large list of potential tenants waiting for properties in all areas and match them to your property.

WEBSITE OPTIMISATION

We get your property on rightmove.com, onthemarket.com and tonerestates.com within 48 hours.

ACCOMPANIED VIEWINGS

All viewings are conducted by a trusted member of staff to ensure the security of your property.

PRE-TENANCY MEETINGS

An informal chat with your potential tenants to get to know them better - you are welcome to attend.

COMPREHENSIVE REFERENCING

Vouch carry out a full financial credit check, right to rent checks, previous landlord checks and an employment check.

We do not rent to tenants who fail a landlords check.

We do not rent to tenants who have ever had rent arrears.

ASSURED SHORTHOLD TENANCY AGREEMENTS

Our 6 month assured shorthold tenancy agreements are kept up to date with all relevant legislation to ensure a legally binding contract between you and your tenants.

You have the option to renew contracts every six months (there is a charge of £75.00 if you request this) If you do not wish to renew the existing six month AST turns to a “periodic agreement” (this means the same contract applies and rolls on month by month)

Compliance

The items below are legal requirements and must be in place before the start of the tenancy, Landlords may organise these if preferable, or we can provide them at an additional cost.

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| EPC | £75.00 |
| Legionella Risk Assessment | £30.00 |
| Gas Safety Checks | £66.50 |
| CO Alarm | £50.00 |
| Smoke Alarms | £30.00 |
| Electrical safety check | £150.00 |
| AST Addendum | £75.00 |

Toner Estates Ltd Bank Details : Sort Code: 30-94-70 Account Number: 40245660