



## FIND TENANT ONLY (LET ONLY)

This service is designed for the experienced landlord, or one who enjoys 'Hands On' letting and property management. Our service is quite simple and you can add extras (at extra cost to you\*) onto this to make it as personal as you wish. Please note this must be done at the time of instruction, and noted on our Terms & Conditions of Business.

### OUR SERVICE INCLUDES ...

Free market appraisal of your property, including advice on marketing your property.

Full online marketing via Rightmove and Zoopla.

Fully accompanied viewings.

Referencing via Homelet Referencing, which will include Right to Rent checks. We can also organise to have your rent guaranteed via a third party insurance provider.

Drawing up tenancy agreement and guarantor agreement if applicable and obtaining tenant/guarantors' signature,

Meeting tenants and handing over your keys.

Taking a month's rent in advance, plus a deposit equivalent to a month and a half's rent. The deposit will be passed over to you upon proof of membership of one of Government approved deposit protection bodies.

Transferring utility accounts into new tenant's names and taking meter readings. Please note this is for incoming tenancies only.



## COST

(Please will you note that the fees charged by this agency currently do not include VAT. However, we do reserve the right to add VAT to our fees with the giving of one month's notice. However, please be aware that should we need to pass on the cost of third party costs, then they may well include VAT, and we have no control over this.)

## FIND TENANT ONLY (LET ONLY)

50% of one month's calendar rent. (Typically if your rent is £1000 pcm, your fee to us will be £500, excluding VAT).

## FIND TENANT ONLY (LET ONLY) – INDIVIDUAL ROOMS ONLY

£120 per room

\* For further information, please see our Terms of Business.

To find out more, or to book a free market appraisal of your property, please will you contact us:

**Garrick Property Services**  
196-198 Cheltenham Road  
Bristol  
BS6 5QX

**Tel:** 0117 9441177

**Email:** [info@garrickpropertyservices.co.uk](mailto:info@garrickpropertyservices.co.uk)

**Website:** [www.garrickpropertyservices.co.uk](http://www.garrickpropertyservices.co.uk)



**GARRICK**  
PROPERTY SERVICES

