



# LET ONLY SERVICE

**Let Only Service** - One full month's rent plus VAT payable for each letting where the tenant is introduced through the Agent (subject to a minimum £360 incl. VAT), deducted by the Agent. The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

**To Include:**

- Lettings appraisal advising on current market rent
- Full advertising campaign using our existing database of tenants and online portals
- Accompanied viewings
- Negotiating terms of tenancy
- Collection of first month's rent
- Certification of security deposit
- Advising utilities of new occupancy
- Arrangement of Energy Performance Certificate
- Arrangement of Gas Safety Certificate

**Optional Charges**

• Tenant referencing	£	42 (incl. VAT)
• Production of professionally endorsed assured shorthold tenancy agreement	£	120 (incl. VAT)
• Tenancy renewal lease fee	£	120 (incl. VAT)
• Rent review	£	72 (incl. VAT)
• Inventory service		
2 bed property	£	90 (incl. VAT)
3 bed property	£	120 (incl. VAT)
4 bed property	£	150 (incl. VAT)
5+ bed property	£	180 (incl. VAT)
• Check-In service	£	48 (incl. VAT)
• Serving of legal Notices	£	60 (incl. VAT)
• Check-Out service	£	48 (incl. VAT)
• Liaising with tenant in relations to deductions from the security deposit (prior to a TDS dispute)	£	72 (incl. VAT)
• Administration in relation to a TDS dispute	£	120 (incl. VAT)
• Duplicate landlord statement	£	24 (incl. VAT)
• Void property inspections (per visit)	£	30 (incl. VAT)
• Major works fee		12% (incl. VAT) of the total value of works

**Professional hourly rate** - Charged when required to carry out any additional services, this is dependent on the nature of the services required (subject to a minimum fee at £60 incl. VAT)

VAT is payable at the prevailing rate (currently 20%) on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated above. All fees are subject to change. We may also receive commissions from Contractors, Insurance companies, Referencing companies, Utility providers and others

Bowen Son and Watson is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.