

FRESH STUDENT FINDERS' SERVICE - COMMISSION OF 60% (50% + VAT) OF 1 MONTHS RENT OR A MINIMUM FEE OF £350 (300 + VAT). FOR AN INDIVIDUAL STUDENT ROOM LET A SET FINDERS FEE OF £210 (£175 + VAT) WILL BE PAYABLE.

If you choose to select this service the below points will be carried out:

- We will commence a marketing campaign and list your property through leading property portals such as OnTheMarket.com, Zoopla and Primelocation.com as well as our own popular website.
- We will also market the property through our bright and modern showroom in Uplands. This being the premier student location in Swansea.
- We will automatically arrange for a 'To Let' board to be erected at your property for any new or reinstruction unless you instruct otherwise.
- One of our experienced staff members will accompany prospective tenant(s) to view the property.
- Suitable checks and guarantor agreements will be put in place. (Guarantor agreements will be put in place when possible).
- We will collect the summer retainer or the first month's rent and pay over to you less our agreed fees.
- We will pre-instruct the Tenant(s) to pay the bond directly over to you in one lump sum for you to register with a suitable bond scheme.
- We will set up a tenancy agreement for the agreed period.
- The tenant(s) will be supplied with the landlord's full details to contact them with any issues throughout the tenancy and to arrange the signing of any inventory and condition report prior to moving in.

PLEASE NOTE THE FOLLOWING RESPONSIBILITIES OF THE LANDLORD: -

- You must have registered with Rent Smart Wales.
- You must be licensed as a landlord through Rent Smart Wales
- You must register the bond with a suitable deposit scheme within 30 days of its original receipt and provide tenant(s) with prescribed information (Information on the chosen bond scheme).
- We highly recommend that you prepare a suitable inventory and condition report and get this signed by the tenant(s).
- We recommend you carry out regular inspections of the property.
- You must have an a full HMO license and required safety certificates in place.
- You will need to transfer over the utilities.
- You will be responsible for any repairs and maintenance.

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PLEASE NOTE THAT IF YOU WISH US TO PUT AN INVENTORY AND CONDITION REPORT IN PLACE WITH DATED PICTURES WE CAN PROVIDE THIS SERVICE AT A COST FROM £180 (£150 PLUS VAT).

