

Let only Service

BOWEN

SINCE 1862

Let Only Service

One full month's rent plus VAT payable for each letting where the tenant/contract-holder 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/contract to rent the Property/Dwelling 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/contract-holders and online portals
- Accompanied viewings
- Negotiating terms of tenancy/occupation contract
- Collection of first month's rent
- Certification of security deposit
- Advising utilities of new occupancy
- Energy Performance Certificate arranged on your behalf (if requested)
- Gas Safety Certificate arranged on your behalf (if requested)

Optional Charges inclusive of VAT: (please tick required services)

- Tenant/Contract-holder referencing £42
- Tenancy Agreement/ Contract Renewal fee £120
- Rent review £72

Inventory service

- 2 bed property/dwelling £90
- 3 bed property/dwelling £120
- 4 bed property/dwelling £150
- 5+ bed property/dwelling £180
- Check-In service £48
- Serving of legal Notices £60
- Check-Out service and liaising with tenant/contract-holder in relation to deductions from the security deposit £120 (This service is only available if we have produced the ingoing inventory)
- Administration in relation to a TDS dispute £120
- Duplicate landlord statement £24
- Void property inspections (per visit) £30
- 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)

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 referral fees from Insurance companies, Referencing companies, Utility providers or others.

We do not receive commissions or uplift invoices from contractors.

Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales. A copy of our Client Complaints procedure and Equality Policy is available on our website or by request.