**Letting Terms and conditions**

**Tenant Introduction Only,**  
Our fee for this service is 5% including VAT for each let

This service is aimed at landlords who have experience and a general knowledge of letting  
property. It includes: –

* Advertising the property in the local press, Golden To Lets Properties and property  
  portals Eg: (On the market, Open Rent, etc.).
* Accompany all viewings and find and reference the tenants (s)
* Set up the relevant Tenancy Agreement
* Collecting the first month’s rent and deposit (deposit held by Landlord)
* Rent collection service

**TENANT INTRODUCTION ONLY**   
Fee deducted on monthly/Annually basis on receipt of 5%``  
Rent (NO finder’s fee will be charged)

**RENT TO COLLECT**   
Fee deducted on monthly/ Annually basis on receipt of 7%  
Rent (NO finder’s fee will be charged)

**FULL MANAGEMENT**  
Fee deducted either in advance or on a monthly 8%  
basis, on receipt of rent  
(No finder’s fee will be charged).

**TERMS & CONDITIONS**  
We understand that if essential works need to be carried out due to a legal or safety issues  
then Golden To Lets Properties’ will carry out these works without any authority if necessary.

I understand that ‘Golden To Lets Properties’ will only manage the property during the term of the  
tenancy.

I understand that if I am an overseas Landlord I need to provide ‘Golden To Lets Properties’ with a  
FICO Certificate.

I understand that Fees will be due to ‘Golden To Lets Properties’ from the landlord for as long as  
the Tenant introduced by ‘Golden To Lets Properties’ remains in occupation of the property. I  
understand that if the tenant introduced by ‘Golden To Lets Properties’ chooses to purchase the  
property then 1.25% of the sale price will be payable to ‘Golden To Lets Properties’ subject to  
contract.