

## Service 1

### What's included:

- Rental advice including written valuation
- Professional property brochure with photography
- Comprehensive marketing across all major property portals
- Provision of a "To Let" board
- Accompanied viewings with regular feedback
- Tenant Referencing and compliance checks
- Preparation of tenancy agreement
- Deposit registration with the Deposit Protection Scheme My Deposits
- Collection of the first months rent, damages deposit and fees
- Key holding throughout the tenancy

In the event of a tenant vacating within 6 months of the tenancy start date, Cobb Farr offer a reduced re-let fee as listed below

Tenant Vacates	Re-Let Fee
Within the first 3 months (i.e. rent of £1,000 pcm would equate to a fee of £480)	40% plus VAT
At the end of month 4 (i.e. rent of £1,000 pcm would equate to a fee of £540)	45% plus VAT
At the end of month 5 (i.e. rent of £1,000 pcm would equate to a fee of £600)	50% plus VAT
At the end of month 6 (i.e. rent of £1,000 pcm would equate to a fee of £660)	55% plus VAT