



Tenant finding service

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Abstract

Why not have all services included for one fee, and in one place.



www.clickinventories.com

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Tenant Finding



Are you looking for new tenants? What if we told you that you could get new tenants, a full end of tenancy clean and inventory all in one for less than 10% of a year's rent. If this is of interest to you, please do see below and download a brochure to find out more.

We are offering a complete tenant finding services inclusive of the important property preparation services needed before a new tenancy.

Services that you would have to pay additional for elsewhere on top of the 10-15% commission, that agencies would charge you just for finding your new tenants.

What are we offering

Complete tenant finding services inclusive of the important property preparation services needed before a new tenancy. Services that you would have to pay additional for elsewhere on top of the 10-15% commission, that agencies would charge you just for finding your new tenants.

For the purpose of better explanation.



Our Service Pack 1

For 8.5% commission (of total rent).

Is inclusive of:

Photography if required

- A check-out report (For the outgoing tenant)
- Tenant finding (complete with full referencing)

Tenancy agreement provision should this be required.

- A full end of tenancy clean (prior to moving in date for the new tenant). If required
- A check-in Report (on tenant move in date).

Inclusive of key handover.

For 8.5% commission (of yearly rent).



Our Service Pack 2

For 9.5a% commission (of total rent).

Is inclusive of:

Photography if required

- A check-out report (For the outgoing tenant)
- Tenant finding (complete with full referencing)

Tenancy agreement provision should this be required.

- A full end of tenancy clean (prior to moving in date for the new tenant). If required
- A check-in Report (on tenant move in date).

Inclusive of key handover.

Additionally

- A full end of tenancy clean (At the end of the tenancy).
- A check-out report (At the end of tenancy)

Additional services

Can be offered additionally should you require:

The additional services are available for a additional but discounted fee.

- Eicr reports
- Gas safety certificates
- Paint and decorating services



Why use our tenant finding service

Since 2020 we have...

Found **242**
Tenants

Advertised
89 Properties
(Including HMOS)

Created **89**
Tenancies

Been
recommended
27 times

The question becomes, why not use our tenant finding services. Should you know of anyone in need, please do recommend us as for each successful recommendations we reward our clients with vouchers and hampers as a thank you.



Terms and conditions (All service Packs)

Cleaning

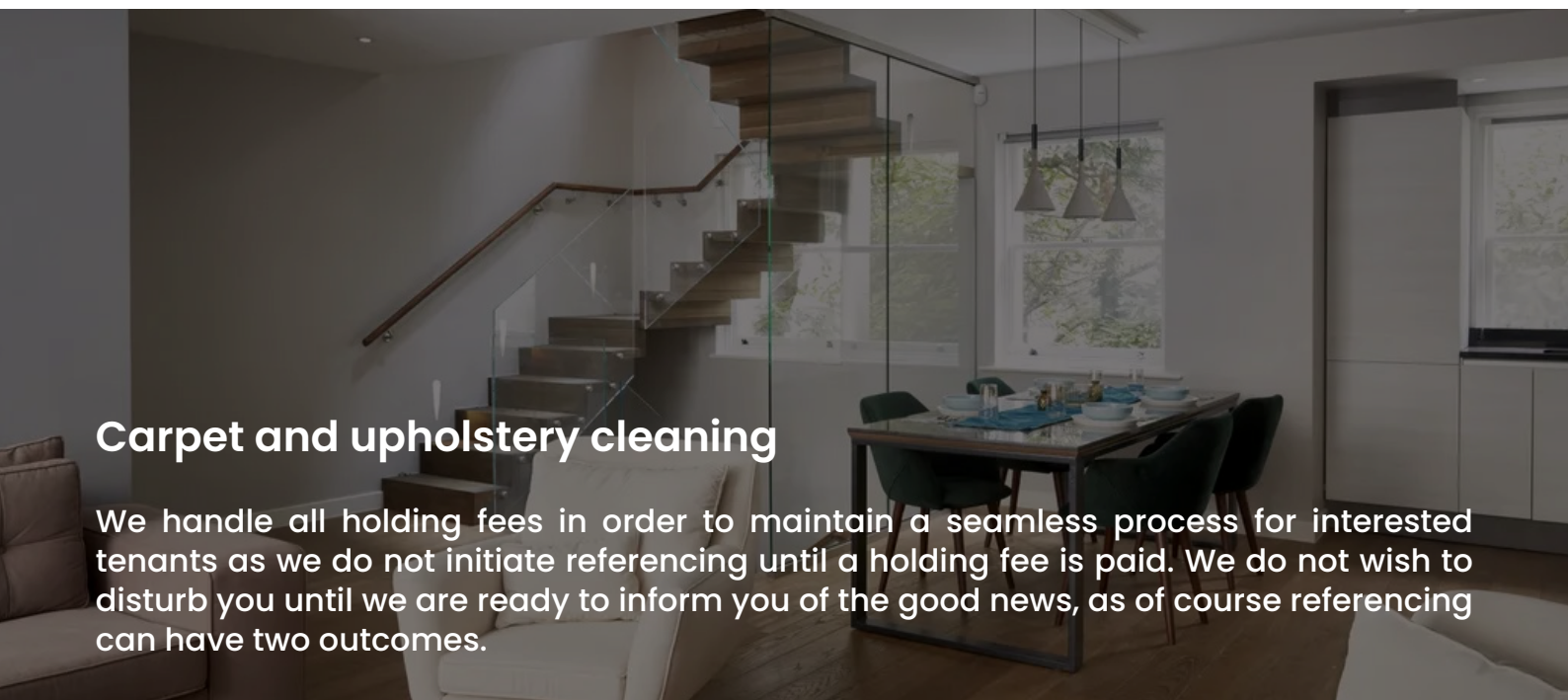
For the initial check-out and end of tenancy clean (if required). We will charge for the services at first, before deducting the charges from your invoice/credit note on finding a tenant (completing our service).

This is to protect ourselves from a loss of revenue to clients who book our services, and find tenants externally. Cleaning and inventory prices will be conveyed for your approval, before any service is carried out.

We have the utmost trust for and respect for our clients, but we must stay safeguarded from the minority of those who will seek to exploit our service.

Carpet and upholstery cleaning

For any properties with carpets or furnishings that require upholstery cleaning, we will be offering these services for 50% discount of our standard retail price. The prices will be disclosed before service for approval. In line with our standard cleaning terms regarding service packs, the fee will need to be paid in advance of service.



Carpet and upholstery cleaning

We handle all holding fees in order to maintain a seamless process for interested tenants as we do not initiate referencing until a holding fee is paid. We do not wish to disturb you until we are ready to inform you of the good news, as of course referencing can have two outcomes.

Deposits

We collect the deposit and first month rent in advance, to which will be remitted to you immediately on the approval of a tenant with our remaining commission deducted (with the cleaning and inventory fee removed).

Additional services (available at discounted rates)

Offered separately to packs but at a discounted rate.

Service pack 2

Cleaning and the following check out service after the tenancy are included in the commission fee (9.5%) and will not be invoiced again.

Deposits/First month rent

We collect the deposit and first month rent in advance, to which will be remitted to you immediately on the approval of a tenant with our commission deducted.

Holding fees

We handle all holding fees in order to maintain a seamless process for interested tenants as we do not initiate referencing until a holding fee is paid. We do not wish to disturb you until we are ready to inform you of the good news, as of course referencing can have two outcomes.

How long have we been operating this service

We have been operating the service for our existing clients exclusively since 2019, and are now offering this to new clients with strong recommendation.

As some members of the team had come from agencies to begin with, it became an example of the cliché saying as opted to go “back to our old ways”. We have experience with properties in different areas and at different ends of the market.

Some of our previous listings



**4 Bed Terraced House,
Eaton Mews South, SW1W**

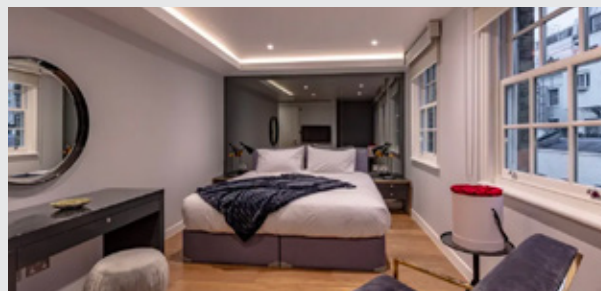
£ 15,166.67

Per month

£ 3,500.00

Per week

- ✔ No admin fees
- ✔ No hidden charges



Let Agreed

**Eaton Mews
South, SW1W 9HP**



1 Bed Flat, Fullwood's Mews, N1

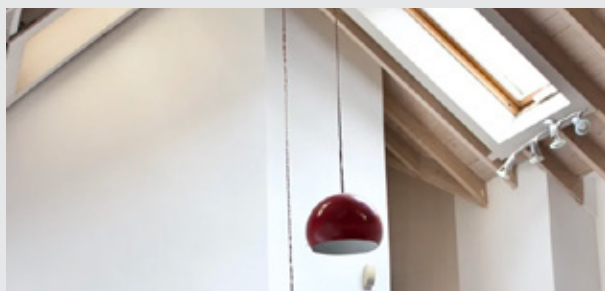
£1,450.00

Per month

£334.62

Per week

- ✔ No admin fees
- ✔ No hidden charges



Let Agreed

Fullwood's Mews, N1 6BF



What makes us different?

Being customer centric has benefitted us in many ways, and as we have portrayed with the development of new services. It's been integral to understand the before, during and after of the customer's journey. With regard to our finding services we have tailored our approach to meet the need of both parties,

For Landlords this means:

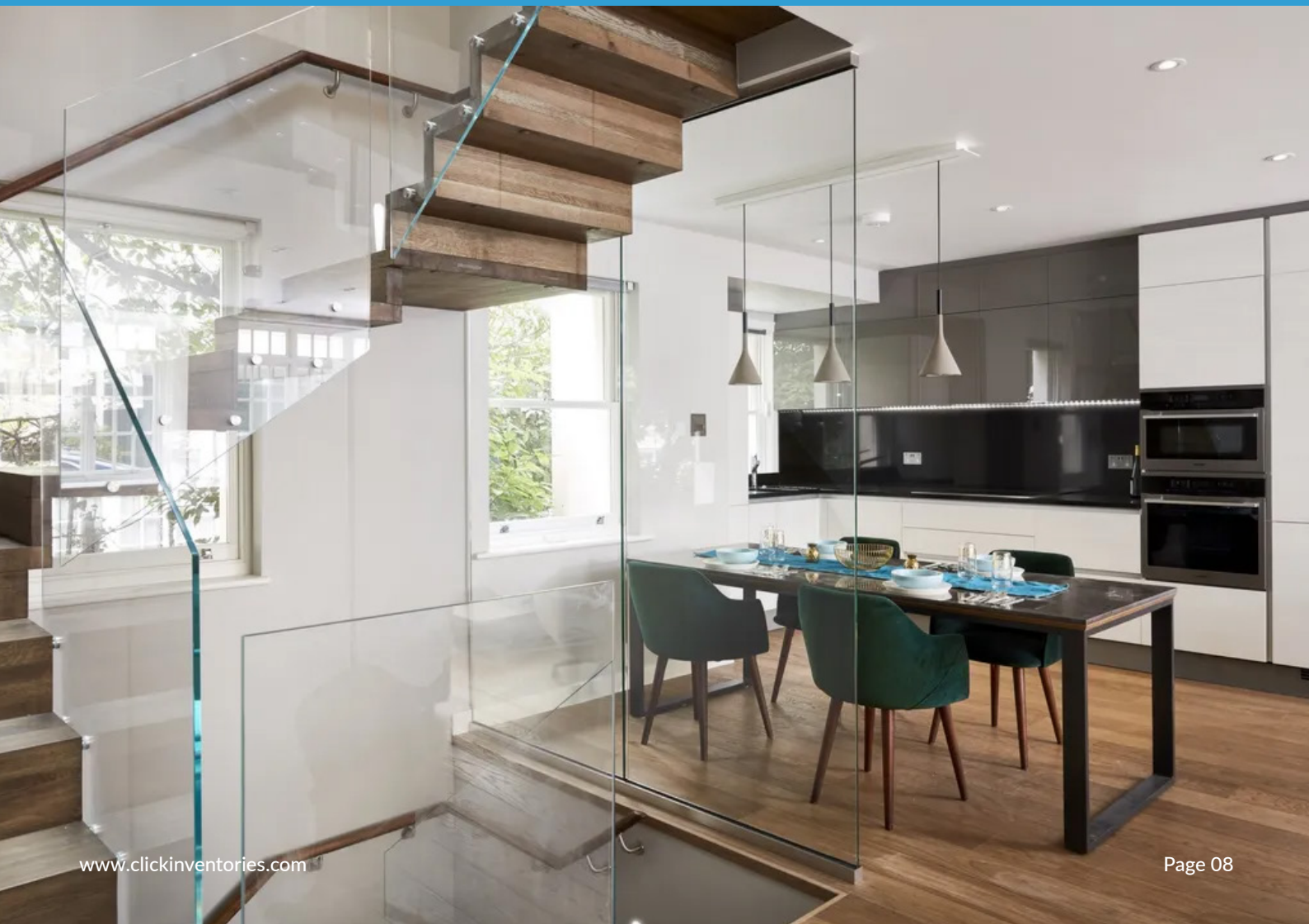
- They have the final say in who we approve for the tenancy (as ultimately it's a landlords property to let).
- There is full transparency regarding what is to be offered and how much it will cost.
- Aside from the service obligations that we have outlined there are no longer term contracts to be signed (with hidden renewal fees at the end of tenancy).
- Its highly likely that you and the tenant will find mutual grounding and should you wish to extend their contract for an additional year (after their tenancy), you are free to do so as the tenant is yours from when you have approved them. All we ask is that you consider us for any follow up services that you may require come the end of the year.

For tenants this means:

- There are no fees to be paid
- They are provided full transparency regarding the service.
- They have direct contact with their landlords, rather than having to go through a 3rd party.

Both (Tenants and Landlords):

- Services have already been covered, so come time to cover a cleaning or other service bill. There will be no need to share an expense or dispute over liability of the service fee.
- At click transparency is our currency of choice, we cannot afford to keep any secrets.



Why did we begin this service

Innovation has been at the forefront of our operation since conception, we have always found new ways to add value to the service that we provide our clients.

In 2019 with reality of lockdown on the horizon it was going to be difficult for some of our clients to get new tenants, especially with the social distancing measures proposed to help limit the spread.



With many of our team already having sales and lettings experience, it became clear to us that we could offer a lot more to our clients which became the driving force behind initiating the service.

With visits to each property sure to become far more scarce, the importance of each visit would naturally increase, meaning we had an aim to get more done with greater efficiency.

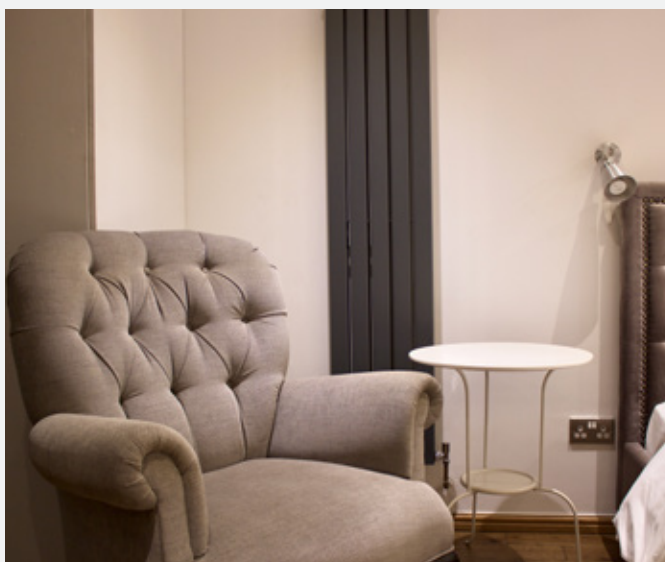
Photos/photography

If you have any photos of the property to hand and are willing to share these with us for the purpose of marketing, this would be greatly appreciated.

This is by no means a requirement, as we have photography included in our services should this be a requirement.

Here are some examples of our work (photos from our photography team):







Do we manage properties?

Unfortunately not as of yet. It is a service in the works as it has been identified as a new means to provide more utility for our clients should they wish. There is a strong possibility that sometime in the future we will have this service available for our clients.



How do I sign up for the service

To book your consultation please do fill the form at your best convenience (<https://clickinventories.com/tenant-finding/>).

Please do let us know of the best time to reach you and we'll try as best as possible to reach you at this time. We look forward to calling you.