



## Fixed Price Investment Service

We're experts in sourcing Edinburgh property investments and we offer a fixed price sourcing service to find the right property for you. This service is £495+VAT and includes:

### Search

- Initial fact finding and advice on Edinburgh's best investment areas & market pricing
- Introduction to accountant, solicitor & mortgage advisor, if necessary
- Investment search recommending 3 properties to offer. (If you follow our recommendations but fail to have an offer accepted, we'll continue to source properties until you secure the right investment. If you reject 3 of our recommended options, we need to refine the previously agreed investment criteria and start a fresh start at a cost of £250+VAT).
- Property inspections, appraisals & recommended offers (working with your solicitor)
- Estimates for any refurbishment works
- Open-market and off-market searches

### Pre-purchase

- Arrange any surveys required as part of offer
- Pass to solicitors to process legal work
- Prepare any refurbishment and furnishing quotes
- Arrange landlords building and contents insurance

### Prepare

- Key collection, initial inspection and reporting of any defects
- Project management of refurbishments (10%+VAT project management charge)
- Arrange furnishing
- Arrange safety certificates and installations
- Smooth transition to our letting team to secure tenant & manage (10%+VAT full management service, £250+VAT marketing fee)