

Custom Rental Search Fee Structure

Our Custom Rental Search requires you to sign a contract with us and fill out our tenant application form so we can pre-approve you in advance of the search. Then we conduct the following tasks on your behalf:

- Initial consultation with you to find your exact needs and wants in a rental.
- Conduct an exhaustive (up to 8 hour) search for you across all platforms including listings from other property management companies, Craigslist and ads from individual owners.
- Arrange and set up times for showings at suitable properties or offer virtual tours if you are not able to attend in person.

The fee for this service is \$1000 due and payable in advance. The fee is broken down into 2 payments, \$200 for the initial consultation and approval of the tenant application and \$800 for the search component which amounts to approx. 8 hours including the time allotted to view each approved property. You may or may not find a suitable property and a further search might be needed depending on your time frame and the nature of the property you are after.

Then you have two options you can choose from:

1. If one of the properties is of interest you will be able to let us know you agree with us forwarding your pre-approved application and back up documents directly to the owner/property management company representing the rental for consideration, at which time you will proceed on your own.
2. You decide you want full and exclusive representation where we would then provide the following additional services:
 - engage with the owner/property manager throughout the entire application process.
 - conduct a property title search to make sure we are dealing with the owner that is on title.
 - negotiate the contract and terms on your behalf.
 - review the Tenancy Agreement to ensure all terms are legal and allowable under the BC Residential Tenancy Act.
 - Ensure any requests or additional conditions you as the tenant wish to have outlined are discussed and included where necessary into an addendum to the Tenancy Agreement, provided they don't contravene the Act.
 - Provide correspondence outlining the steps to completing the move-in process.
 - Making sure to arrange for both parties to meet on site to conduct the Move-in Condition Inspection Report

The fee for this service is half of the one full month's rent that is negotiated. This fee is paid in advance by estimating the rental rate based on the advertised rent. Then we modified if we end up negotiating a different monthly rental rate after the process takes place. We also apply and deduct your initial fee of \$1000 from this final amount.

Please let us know if this is an avenue you would like to pursue. Please note there is no guarantee the search will result in a property of interest. Should an additional search continue or be requested then this will be charged in advance at the rate of \$100/ hour.