01202 533377



TENANT FIND ONLY

Use our expertise and benefit from our huge property advertising expenditure to make your property stand out and attract the right tenant. Let us take the time and stress away from you. We will vet and accompany all viewers and will fully prepare you and your chosen tenant for check in.



ONE OFF ASSISTANCE



If you're happy to manage the property yourself but just need some one off support, no problem. Here's a price

Assisted	Renewal
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Assisted Check In £144 (inc VAT) Inventory **Deposit Protection** £120 (inc VAT) Tenant Check In £ 60 (inc VAT)

Proactive Renewal £120 (inc VAT) (2 months before fixed term end date)

Reactive Renewal (tenant charged) (at or after fixed term end date)

£ 0 (inc VAT)

Assisted Check Out

Check Out Inspection £144 (inc VAT) Dispute Assistance £120 (inc VAT) **Assisted Management Property Inspection** Handy Man Visit

£144 (inc VAT) £ 30 (inc VAT)

PROPERTY MANAGEMENT

Full or partial property management, you decide and we will tailor a service to suit you. Being landlords ourselves we aim to provide the highest possible care and attention to your property and tenancy. We can take everything off your hands or just provide the things you need when you need it.

Call 01202 533377 now for a FREE consultation







696 Wimborne Road Winton Bournemouth BH9 2EG

lettings@clarkesproperties.co.uk

www.clarkesproperties.co.uk



Landlord Services











Company No.







Tenant Find Only or Property Management? ONLY PAY FOR WHAT YOU NEED

Services Tailored To You 01202 533377 lettings@clarkesproperties.co.uk

CLARKES LETTINGS SERVICE MENU	TENANT FIN	TENANT FIND		PROPERTY MANAGEMENT			
(fees are inclusive of VAT)	One Off Fee (from	One Off Fee (from 50% to 65% of 1st Months Rent)		3.5%	10%	13.5%	
		Agree Let	Tenancy Set Up	Rent Collection	Property Management	Rent Guarantee	
Professional Valuation and Regulation Advice	~		>				
Property Photography and EPC	~		✓				
On Line Advertising, including Rightmove & OnTheMarket.com	✓		✓				
To Let Board plus High Street Shop Window advertising	✓		✓				
Property Details mailed out to 1000's of registered tenants	✓		✓				
Specialist marketing and promotion to professional tenants	V		✓				
Accompanied viewings with experienced negotiators		✓	✓				
Gaining financial commitment from tenants with deposits and reservation fees		✓	✓				
Tailored tenant vetting and application processing		→	~				
Tailored Guarantor vetting and application processing		~	✓				
Referencing and Risk Mitigation & plus arranging insurance as required		→	✓				
Obtaining Signed and witnessed Tenancy Agreement		→	✓				
Deposit processing and tenant notices		→	✓				
Producing Completion Packs for Tenant and Landlord with instructions on next steps		→	✓				
Property Inspection and Comprehensive Inventory			✓				
Collection of 1st Months Rent			>				
Accompanied Check In appointment - Keys, Inventory & Tenant Instructions.			>				
Deposit Protection & Prescribed Information			>				
Check In follow up			>				
Rent Collection including late payment deterrents				V	V	V	
Door Step or Guarantor rent collection as required				V	V	V	
Rent Statements				>	~	Y	
Quarterly Property Inspections from dedicated Property Inspector					~	V	
Ad Hoc Property Inspections from dedicated Property Inspector					~	Y	
Tenant maintenance actions recorded and followed up					✓	V	
LandLord Maintenance jobs prioritised, managed and recorded to comply with s21 requirements					~	Y	
Supervision of dedicated maintenance contractors					~	✓	
24/7 Tenant help and advice line (lost keys, FAQs etc)					~	✓	
Rent Payment Date Guarantee (Clarkes bank roll to guarantee the date of payment)						*	
Rent Guarante & Legal Expenses Insurance (to cover rent arrears)						V	
Serving legal notices (s14, s21, s8, Deed of Variation etc)					✓	V	
Pro active check out co-ordination to maximise tennat co-operation					✓	V	
Check out inspection & Report					✓	V	
Deposit administration and Dispute Resolution					✓	✓	

DISCOUNTS available ... for repeat customers and multiple properties

Call 01202 533377 for FREE Valuation and advice