

TENANT FIND ONLY

A FREE Tenant find service is available where our FULL fees are collected FROM THE TENANTS.

Alternatively our Standard Tenant Find Fee gives you a Premium Listing PLUS lower fees for the Tenants thus additional incentive for the students and our staff to let your property. Our standard fee is:

- £360 for 6 beds or more,
- £400 for 5 beds
- £480 for 4 beds or less
- £660 for 3 beds or less.

Discounts are available for multiple properties and repeat custom.

Our Lowest Discount is £60 per property for 5 or more Properties. Fees are inclusive of VAT.

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 guide:

Assisted Check In

Inventory	£180 (inc VAT)
Deposit Protection	£120 (inc VAT)
Tenant Check In	£ 90 (inc VAT)

Assisted Check Out

Check Out Inspection	£180 (inc VAT)
Dispute Assistance	£120 (inc VAT)

Assisted Management

Property Inspection	£180 (inc VAT)
Handy Man Visit	£ 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

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www.clarkesproperties.co.uk



Student Landlord Services



Registered Company No. 9094795



Tenant Find Only **or** Property Management ?

ONLY PAY FOR WHAT YOU NEED

Services **Tailored** To You

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CLARKES STUDENT LET SERVICE MENU

(fees are inclusive of VAT)

- Valuation and Regulation Advice
- Photos, EPC
- On Line Advertising, including Rightmove & OnTheMarket.com
- To Let Board plus High Street Shop Window advertising
- Property Details mailed out to registered tenants
- Specialist marketing for Students (including Student Forums & Accommodation Days)
- Premium Property Listing giving tenants and Lettings staff additional incentives
- Accompanied Viewings with experienced negotiators
- Gaining financial commitment from tenants with deposits and reservation fees
- Tailored Tenant Application processing
- Tailored Guarantor Application processing
- Referencing and Risk Mitigation & 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
- Check In follow up
- Rent Collection including late payment deterrents
- Door Step or Guarantor rent collection as required
- Rent Statements
- Monthly Property Inspections from dedicated Property Inspector
- Ad Hoc Property Inspections from dedicated Property Inspector
- Tenant maintenance actions recorded and followed up
- LandLord Maintenance jobs prioritised, managed and recorded to comply with s21 requirements
- 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)
- Serving legal notices (s14, s21, s8, Deed of Variation etc)
- Pro active check out co-ordination to maximise tennat co-operation
- Check out inspection & Report
- Deposit administration and Dispute Resolution

TENANT FIND		PROPERTY MANAGEMENT			
One Off Tenant Find Fee <small>(from £60 to £660 depending on no of rooms)</small>		Set up Fee <small>20% (of 1st months rent)</small>	3.0%	9.5%	12.5%
Marketing	Agree Let	Tenancy Set Up	Rent Collection	Property Management	Rent Guarantee
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FREE TENANT FIND available ...
where our full fees are collected from the tenants

Call **01202 533377** for
FREE Valuation and advice