

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 guide:



Assisted Check In

Inventory £120 (inc VAT)
 Deposit Protection £60 (inc VAT)
 Tenant Check In £60 (inc VAT)

Assisted Renewal

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

Assisted Check Out

Check Out Inspection £84 (inc VAT)
 Dispute Assistance £144 (inc VAT)

Assisted Management

Property Inspection £60 (inc VAT)
 Handy Man Arrangement Fee £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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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 LETTINGS SERVICE MENU	Advertise Only	Tenant Introduction	Tenant Find	Rent Collection	Managed	Full Asset Management
	From £99 Upfront	£99 Upfront	n/a	n/a	n/a	n/a
	Up Front Fee					
	Set Up Fee (Inc VAT) from first Months Rent	n/a	25% FMR	70% FMR	40% FMR	40% FMR
Monthly Fee (Inc VAT) from first Months Rent	n/a	n/a	n/a	4.80%	10.8%	15.0%
Optimised On Line Advertising, including Rightmove & OnTheMarket.com	✓	✓	✓	✓	✓	✓
Preliminarily Qualified Applicants	✓	✓	✓	✓	✓	✓
Accompanied viewings with experienced negotiators	✗	✓	✓	✓	✓	✓
Tenant Pre-Screening	✗	✓	✓	✓	✓	✓
Tenant Holding Deposit	✗	✓	✓	✓	✓	✓
Full Referencing of Tenants & Guarantors (if applicable) including Right to Residency Check	✗	✗	✓	✓	✓	✓
Tenancy Agreement Drafting and Signing	✗	✗	✓	✓	✓	✓
Deposit Processing and Protection	✗	✗	✓	✓	✓	✓
Collection of 1st Months Rent	✗	✗	✓	✓	✓	✓
Accompanied Check In appointment - Keys, Inventory & Tenant Instructions.	✗	✗	✓	✓	✓	✓
Property Inspection and Comprehensive Inventory	✗	✗	✗	✓	✓	✓
Rent Collection and <u>Daily processing</u> including late payment deterrents	✗	✗	✗	✓	✓	✓
Late Rent Collection	✗	✗	✗	✓	✓	✓
Rent Statements	✗	✗	✗	✓	✓	✓
Proactive Renewal	✗	✗	✗	✓	✓	✓
Breaches of Tenancy Actions	✗	✗	✗	✗	✓	✓
In House Maintenance Team	✗	✗	✗	✗	✓	✓
Tenant maintenance actions recorded and followed up	✗	✗	✗	✗	✓	✓
Supervision of dedicated maintenance contractors	✗	✗	✗	✗	✓	✓
24/7 Tenant help and advice line (lost keys, FAQs etc)	✗	✗	✗	✗	✓	✓
Regular Inspections Including initial within 2 Months of Check In	✗	✗	✗	✗	✓	✓
Check out inspection & Report	✗	✗	✗	✗	✓	✓
Deposit administration and Dispute Support	✗	✗	✗	✗	✓	✓
Personal Account Manager	✗	✗	✗	✗	✗	✓
Property Compliance Survey	✗	✗	✗	✗	✗	✓
Rent Guarantee Insurance (subject to referencing)	✗	✗	✗	✗	✗	✓
Capital & Income Leverage Reviews	✗	✗	✗	✗	✗	✓