

## LET YOUR STUDENT PROPERTY WITH CLARKES

The Student Lettings market has undergone numerous changes. From the Lettings Fee ban, House of Multiple Occupancy regulations and the increasing availability of Student Halls, the market has changed shape.

Rest assured that your property is in safe hands with Clarkes. Our 17 Years in Student Lettings has seen us adapt and change with the times, leading us to become one of the leading letting agents in the area.

### 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

Rent Collection, Fully Managed or Full Asset Management, you decide what suits you best. 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](http://www.clarkesproperties.co.uk)



# Student Landlord Services

# Tenant Find Only **or** Property Management ?

**ONLY PAY FOR WHAT YOU NEED**

Services **Tailored** To You

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## CLARKES STUDENT LETTINGS SERVICE MENU

	Tenant Introduction	Tenant Find	Rent Collection	Managed	Full Asset Management
<b>Up Front Fee</b>	£400 Upfront	n/a	n/a	n/a	n/a
<b>Set Up Fee (Inc VAT) from First Months Rent</b>	n/a	50% FMR	40% FMR	40% FMR	40% FMR
<b>Monthly Fee (Inc VAT) from rent collected</b>	n/a	n/a	4.80%	12.0%	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 Month's Rent	✗	✓	✓	✓	✓
Accompanied Check In appointment - Keys, Inventory & Tenant Instructions.	✗	✗	✓	✓	✓
Property Inspections	✗	✗	✓	✓	✓
Rent Collection and <u>Daily processing</u>	✗	✗	✓	✓	✓
Late Rent Collection Enforcement	✗	✗	✓	✓	✓
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	✗	✗	✗	✓	✓
Deposit administration and Dispute Support	✗	✗	✗	✓	✓
Checkout Inspection and Report	✗	✗	✗	✗	✓
Personal Account Manager	✗	✗	✗	✗	✓
Property Compliance Survey	✗	✗	✗	✗	✓
Rent Guarantee Insurance (subject to referencing)	✗	✗	✗	✗	✓
Capital & Income Leverage Reviews	✗	✗	✗	✗	✓