

**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 £140 (inc VAT)  
 Deposit Protection £60 (inc VAT)  
 Tenant Check In £60 (inc VAT)

**Assisted Renewal**

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

**Assisted Check Out**

Check Out Inspection £120 (inc VAT)  
 Dispute Assistance £144 (inc VAT)

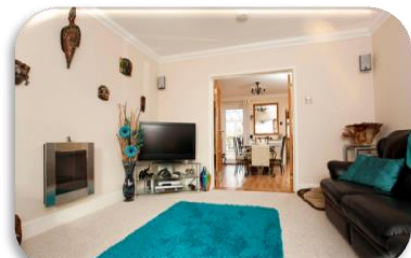
**Assisted Management**

Property Inspection £60 (inc VAT)  
 Single Contractor Maintenance Job Arrangement £30 (inc VAT)  
 Maintenance Job & Inspection £60 (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**



# Landlord Services



Registered Company No. 9094795



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

**ONLY PAY FOR WHAT YOU NEED**

Services **Tailored** To You

**01202 533377**

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## CLARKES LETTINGS SERVICE MENU

	Advertise Only	Tenant Introduction	Tenant Find	Rent Collection	Managed	Full Asset Management
<b>Up Front Fee</b>	From £125 Upfront	£125 Upfront	n/a	n/a	n/a	n/a
<b>Set Up Fee</b> (Inc VAT) <i>from first Months Rent</i>	n/a	25% FMR	70% FMR (Min £500)	40% FMR (Min £360)	40% FMR (Min £300)	40% FMR (Min £300)
<b>Monthly Fee</b> (Inc VAT) <i>from first Months Rent</i>	n/a	n/a	n/a	5.00%	12.0%	15.0%
Optimised On Line Advertising, including Rightmove & OnTheMarket.com	✓	✓	✓	✓	✓	✓
Pre Qualified Applicants	✓	✓	✓	✓	✓	✓
Accompanied viewings with experienced negotiators	✗	✓	✓	✓	✓	✓
Tenant Pre-Screening	✗	✓	✓	✓	✓	✓
Tenant Holding Deposit	✗	✓	✓	✓	✓	✓
Full Referencing of Tenants & Guarantors (if applicable) including Right to Residency Checks	✗	✗	✓	✓	✓	✓
Tenancy Agreement Drafting and Signing	✗	✗	✓	✓	✓	✓
Deposit Collection and Protection	✗	✗	✓	✓	✓	✓
Collection of 1st Months Rent	✗	✗	✓	✓	✓	✓
Accompanied Check In appointment - Keys & Tenant Instructions.	✗	✗	✗	✓	✓	✓
Rent Collection and <u>Daily rent processing</u>	✗	✗	✗	✓	✓	✓
Late Rent Collection Enforcement	✗	✗	✗	✓	✓	✓
Rent Statements	✗	✗	✗	✓	✓	✓
Proactive Renewal & Rent Review	✗	✗	✗	✓	✓	✓
Breaches of Tenancy Actions	✗	✗	✗	✗	✓	✓
Proactive Compliance Checks	✗	✗	✗	✗	✓	✓
Tenant maintenance actions recorded and followed up	✗	✗	✗	✗	✓	✓
Maintenance Job Diagnosis and Contractor Management	✗	✗	✗	✗	✓	✓
24/7 Tenant help and advice line (lost keys, FAQs etc)	✗	✗	✗	✗	✓	✓
Regular Inspections Including initial inspection within 2 Months of Check In	✗	✗	✗	✗	✓	✓
Deposit administration and Dispute Support	✗	✗	✗	✗	✓	✓
Inventory & Checkout inspection & Report	✗	✗	✗	✗	✗	✓
Personal Account Manager	✗	✗	✗	✗	✗	✓
Property Compliance Survey	✗	✗	✗	✗	✗	✓
Rent Guarantee Insurance (subject to referencing)	✗	✗	✗	✗	✗	✓
Capital & Income Leverage Reviews	✗	✗	✗	✗	✗	✓