



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

IS AN ARLA LICENSED MEMBER

WWW.ARLA.CO.UK

CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



FEES TO: LANDLORDS

www.cavendish.pro

LEVEL OF SERVICE OFFERED:

Introduction Only: 90% of 1st months rent (inc VAT).

INCLUDES:

Advise on the market rent and find a tenant in accordance with the landlord guidelines

Advise on refurbishment if required

Carry out accompanied viewings (as appropriate)

Collect and remit first months' rent

Market the property and advertise on relevant portals

Provide guidance on compliance with statutory provisions and letting consents

Erect board outside property

Make any HMRC deduction and provide tenant with the NRL8 (if relevant) - Overseas Landlords

Rent collection: 12% of rent (inc VAT)

IN ADDITION TO TENANT FIND

INCLUDES:

Collect and remit the monthly rent received

Deduct commission and other works

Pursue non-payment of rent and provide advice on rent arrears actions

Full management: 15% of rent (inc VAT)

IN ADDITION TO TENANT FIND

AND RENT COLLECT

INCLUDES:

Deduct any contractor invoices or other property expenses from rental income

Undertake quarterly inspection visits per annum and issue full photographic report to the Landlord

Arrange routine repairs and instruct approved contractors (providing two quotes where required)

Hold keys throughout the tenancy term

Additional non optional fees and charges irrespective of level of service

Setup Fee - £295.00 (inc VAT)

Tenancy agreement preparation

References for tenants - From £45.00

Right to Rent checks - From - £20.00

Inventory Fee - Price on Request

Dependent on the number of bedrooms and/or size of the property and outbuildings

Deposit Registration Fee - £55.00 per annum

Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme

Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

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ADDITIONAL FEES AND CHARGES

Arrangement fee for works over £500.00:

12% of net cost

- Arranging access and accessing costs with contractor.
- Ensuring works have been carried out in accordance with the specification
- Retaining any guarantee or warranty as a result of any works

Arrangement fee for refurbishments over £500.00:

12% of net cost

- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

Tenancy Renewal & Rent Review Fee:

£90.00 inc VAT fully management serviced
£125.00 inc VAT tenant find & rent collection services

- Review rent in accordance with current prevailing market condition and advise the Landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement
- Serve Section 13 Notice if tenancy is on a rolling monthly basis

Check in Service:

£150.00 inc VAT

- Meet with the tenant on move in day to agree the inventory

Checkout fee:

90% of inventory cost

- Agree with tenant check out date and time appointment
- Compile detailed photographic checkout report
- Negotiate with Landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with Landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Release deposit from custodial scheme
- Instruct contractors; obtain quotes; organise repairs/replacement of any broken or missing items.

Service of any legal notice:

£110.00 inc VAT

Paper statement:

£6.00 inc VAT

Same day payment transfer:

£25.00 inc VAT

Copy statement:

£12.00 inc VAT

Annual statement:

£60.00 inc VAT

Vacant property management:

20% of usual monthly rent payable monthly in advance, minimum 1 month payment applies - Optional service

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF



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