

Landlord Fee List

Cauldwell Property Services LTD are members of a Client Money Protection Insurance through ARLA PropertyMark of which we are a Licenced Member and offer independent redress through the Property Ombudsman Scheme. Please find below our fee structure offered on a no let - no fee basis.



Service Included	Option 1 Fully Managed	Option 2 Tenant Find	Option 3 Finder's Fee
Market Appraisal			
Advertise the property			
Conduct viewings including email confirmations			
Credit check with full reference			
Prepare and execute the Tenancy Agreement			
Issue a notice to the tenant requiring possession of the property (Form 6A)*			
Deposit Protection Certificate			
Set up standing order for rental payment			
Rent collection with statement			
Arrange inventory with back up photos			
Arrange, Gas, Electrical and EPC Certificate. Arrange a Legionnaire Risk Assessment*			
Arrange property maintenance			
Check in and out			
Property Inspections			
Deposit dispute			
Provide Rental Recovery Protection with Legal Expenses Cover*			



Service provided



Landlord to arrange

(*Subject to additional payment)

Option One - Fully Managed

Description Of Fee		Gross	Net
Monthly Fee	Multi properties or property purchased through Cauldwell	10.8% inc VAT	9% + VAT
	Sole agency basis (Cauldwell only)	12% inc VAT	10% + VAT
	Multi agency	14.4% inc VAT	12% + VAT
Initial set up fee (Payable on first six month tenancy only)		£300.00 inc VAT	£250.00 + VAT
Future Tenant set up fee		£120.00 inc VAT	£100.00 + VAT
Annual Rent Schedule		£60.00 inc VAT	£50.00 + VAT
Extra visits to the property requested by landlord		£36.00 inc VAT	£30.00 + VAT
Waiting time at property (per hour) i.e. for British Gas		£36.00 inc VAT	£30.00 + VAT
Attendance at Court per day or part thereof		£180.00 inc VAT	£150.00 + VAT
Notice of Possession (Form 6A)		£60.00 inc VAT	£50.00 + VAT
Tenancy Renewal Fee		£60.00 inc VAT	£50.00 + VAT
Copy paperwork per item		£6.00 inc VAT	£5.00 + VAT
If property sold to tenant or third party Cauldwell has introduced of sale price		2.4% inc VAT	2% + VAT
Withdrawing from entering a tenancy agreement having instructed Cauldwell to proceed		£120.00 inc VAT	£100.00 + VAT

Option Two - Tenant Find

Description Of Fee	Gross	Net
Fee of the monthly rent	60% inc VAT	50% + VAT
Set up fee	£300.00 inc VAT	£250.00 + VAT

Option Three - Finder's Fee

Description Of Fee	Gross	Net
Fee of the monthly rent	60% inc VAT	50% + VAT

Extras

Description Of Fee	Gross	Net
Gas Safety Certificate	From £78.00 inc VAT	£65.00 + VAT
Electrical Due Diligence Test	From £60.00 inc VAT	£50.00 + VAT
Legionnaires Risk Assess.	From £82.20 inc VAT	£69.00 + VAT
Energy Performance Cert	From £90.00 inc VAT	£75.00 + VAT



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