

Landlord Fee List

Cauldwell Property Services LTD are members of a Client Money Protection Insurance through ARLA (Association of Residential Letting Agents) 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	Service provided	Landlord to arrange	Landlord to arrange
Advertise the property	Service provided	Landlord to arrange	Landlord to arrange
Conduct viewings including email confirmations	Service provided	Landlord to arrange	Landlord to arrange
Credit check with full reference	Service provided	Landlord to arrange	Landlord to arrange
Prepare and execute the Tenancy Agreement	Service provided	Landlord to arrange	Landlord to arrange
Issue a notice to the tenant requiring possession of the property (Form 6A)*	Service provided	Landlord to arrange	Landlord to arrange
Deposit Protection Certificate	Service provided	Landlord to arrange	Landlord to arrange
Set up standing order for rental payment	Service provided	Landlord to arrange	Landlord to arrange
Rent collection with statement	Service provided	Landlord to arrange	Landlord to arrange
Arrange inventory with back up photos	Service provided	Landlord to arrange	Landlord to arrange
Arrange, Gas, Electrical and EPC Certificate. Arrange a Legionnaire Risk Assessment*	Service provided	Landlord to arrange	Landlord to arrange
Arrange property maintenance	Service provided	Landlord to arrange	Landlord to arrange
Check in and out	Service provided	Landlord to arrange	Landlord to arrange
Property Inspections	Service provided	Landlord to arrange	Landlord to arrange
Deposit dispute	Service provided	Landlord to arrange	Landlord to arrange
Provide Rental Recovery Protection with Legal Expenses Cover*	Service provided	Landlord to arrange	Landlord to arrange



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 i.e. for British Gas		£60.00 inc VAT	£50.00 + 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

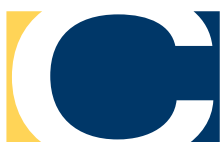
Option Three - Finder's Fee

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

Extras

Description Of Fee	Gross	Net
Gas Safety Certificate	£78.00 inc VAT	£65.00 + VAT
Electrical Due Diligence Test	£60.00 inc VAT	£50.00 + VAT
Legionnaires Risk Assess.	£69.00 inc VAT	£57.50 + VAT
Energy Performance Cert	£90.00 inc VAT	£75.00 + VAT

Cauldwell



FREE Rental Recovery Protection with Legal Expenses
(Subject to terms and conditions)

The Vizion, 350 Avebury Boulevard, Central Milton Keynes MK9 2JH

lettings: 01908 304480 • fax: 01908 304489

info@cauldwellproperty.co.uk • www.cauldwellproperty.co.uk