



WEDGEWOOD ESTATES

Residential Sales & Lettings

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SERVICES & FEES AT WEDGEWOOD ESTATES

Tenant Fees : Tenancy Agreement Fee is £240 including VAT this is for all administrative work related to drafting and executing the Tenancy Agreement including tenant referencing fee for up to 2 persons.

OUR SERVICE CONTRACT OPTIONS FOR LANDLORD

TENANT INTRODUCTION	STANDARD LETTINGS SERVICES
<ul style="list-style-type: none">a) Marketing your property with quality details and with photographs;b) Advertise regularly until a tenant is found;c) Accompany all viewings;d) Circulate details to our extensive corporate and relocation Clients;e) Negotiate Tenancy terms and conditions;f) Conducting Right to Rent Checks in line with Immigration Act 2014;g) Take up references and present to Landlord for approval;h) Prepare and initiate all legal Agreements;i) Collect initial rent monies;j) Collect agreed deposit;k) Advise on inventory requirement.	<ul style="list-style-type: none">a) Marketing your property with quality details and with photographs;b) Advertise regularly until a tenant is found;c) Accompany all viewings;d) Circulate details to our extensive corporate and relocation Clients;e) Negotiate Tenancy terms and conditions;f) Conducting Right to Rent Checks in line with Immigration Act 2014;g) Take up references and present to Landlord for approval;h) Prepare and initiate all legal Agreements;i) Collect initial Rent;j) Collect agreed deposit;k) Advise on inventory needs;l) Administer utilities transfer;m) Follow up to collect Rent when due.
<p>Our Fees: 12% including VAT (that is 10% plus VAT) of the annual rent (and any further extension of the Tenancy).</p>	<p>Our Fees: 15% including VAT (that is 12.5% plus VAT) of the annual rent (and any further extension of the Tenancy).</p>
FULL PROPERTY MANAGEMENT	
<p>In addition to all of the Standard Letting Services, we shall also;</p> <ul style="list-style-type: none">✓ Demand rental income on timely intervals;✓ Attend to general day to day property management requirements and arrange for repairs and maintenance;✓ Property inspection, and if necessary, report maintenance needs to the Client and appoint contractors;✓ Settle contractors' accounts from Landlord's/ Client funds held✓ Forward regularly to the Client, itemised statements;✓ Rental payments to designated bank account;✓ In the case of insurance claims Wedgewood Estates will assist with quotes for remedial works and appointing contractors but does not deal directly with insurance companies on behalf of Landlords;✓ Authorise professional cleaning, prior to the commencement of the tenancy and advise tenant of cleaning at the end of the Tenancy;✓ Arrange for Tenancy Check In/Check Out (authorise 3rd Party professional inventory company),✓ Manage the Check-in and the Check-out processes,✓ Arrange for Gas Safety Certificate in a timely manner and provide copy to the tenant;✓ Arrange for periodic electrical inspections.	
<p>Our Fees: 18% including VAT (that is 15% plus VAT) of the annual rent (and any further extension of the Tenancy).</p>	

For Example: If the monthly rental is £1,000 per calendar month, in the case of 'Full Property Management' at 18% including VAT, you will pay £180 including VAT. However, should the agreed rental be higher or lower than the example price, your commission fee will be correspondingly higher or lower.

NOTE: Wedgewood Estates holds clients funds in the Wedgewood Estates Clients account which is a Barclays Bank Bonded account. Wedgewood Estates also has Indemnity Insurance which covers this account but Wedgewood Estates currently does not have CMP.

We are a Member of The Property Ombudsman "TPO" Please collect your TPO Guide displayed in our office, or check the TPO website www.tpos.co.uk