



<p>WE ARE PROUD MEMBERS OF THE PROPERTY OMBUDSMAN AND PROPERTYMARK INCLUDING CLIENT MONEY PROTECTION.</p> <p>● : included in service</p> <p>N/A : not included in service</p> <p>Additional Fees Apply: Price shown in left hand column</p>	<i>Tenant find only service</i>	<i>Rent collection only service</i>	<i>Fully managed service</i>
	£625+vat (£750.00) (set up fee)	£450+vat (£540.00) (set up fee) + 7%+vat (8.4%) of collected rent + £30+vat (£36) Rent guarantee	£450+vat (£540.00) (set up fee) + 10%+vat (12%) of collected rent + £30+vat (£36) Rent guarantee

<i><u>Starting the tenancy</u></i>			
<i>Full marketing on; Rightmove, Zoopla, On the market</i>	●	●	●
<i>Full colour floor plan and property particulars</i>	●	●	●
<i>Conduct all property viewings</i>	●	●	●
<i>Arrange maintenance repairs prior to tenancy</i>	●	●	●
<i>Ensure the property has fully compliant Safety certification.</i>	●	●	●
<i>Arrange the installation of smoke and carbon monoxide alarms where required. (Variable charges apply)</i>	●	●	●
<i>Full tenant referencing</i>	●	●	●
<i>Tenant right to rent checks</i>	●	●	●
<i>Tenant check in</i>	●	●	●
<i>Update utility companies</i>	●	●	●
<i>Completion package</i>	●	●	●
<i>Full written and Photographic Inventory* £75+vat (£90.00)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY
<i>Deposit Registration* £25+vat (£30.00)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY
<i>Legal expense cover* from £10+vat per month</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY

During the tenancy

<i>Rent collection and chasing.</i>	N/A	●	●
<i>Monthly accounting and invoicing</i>	N/A	●	●
<i>Annual Tax returns and self assessments</i>	N/A	●	●
<i>Faster property remarketing during notice period</i>	N/A	●	●
<i>Tenancy renewal reminders</i>	N/A	●	●
<i>Annual rent review reminders</i>	N/A	●	●
<i>Tenancy Renewal* £125+vat (£150.00) (Includes inspection, rent review, new signed tenancy agreement plus associated paperwork)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY
<i>Change in tenancy referencing* £50+vat (£60.00)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY
<i>Issue Section 13 rent increase notices* £50+vat (£60.00)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY
<i>Issue section 21 and section 8 notice* £125+vat (£150.00)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY
<i>LET ONLY property inspections £50+vat (£60.00)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	●
<i>Reporting and arranging maintenance works</i>	N/A	N/A	●
<i>Annual safety certificate reminders</i>	N/A	N/A	●
<i>Arranging safety compliance certificate</i>	N/A	N/A	●
<i>Handle all tenant enquiries</i>	N/A	N/A	●

Ending the tenancy

<i>Full written and photographic checkout service £75+vat (£90.00)</i>	ADDITIONAL FEES APPLY	ADDITIONAL FEES APPLY	●
<i>Update utility companies and tenant forwarding information</i>	N/A	N/A	●
<i>Address deposit returns and disputes</i>	N/A	N/A	●

UPDATED: 01/01/2025

The Property Cafe Limited (05413591)
Registered office: 20 Eversley Rd, Bexhill-on-Sea, East Sussex, TN40 1HE
Bexhill Branch: 10 Sackville Road, Bexhill on Sea, East Sussex, TN39 3JA
lettings@propertycafe.co
01424 224488 www.propertycafe.co

