



Calders Colbourne & Dixon Ltd

Our Letting Services

Calders Colbourne & Dixon Ltd, an independent agency located in the centre of Tamworth, is reputable both nationally and locally.

Landlords can choose between a comprehensive fully managed option and a let-only package. Among the many benefits of our service are the following: in addition to a dedicated day-to-day property manager, we offer helpful, personable, and professional advice at every stage of preparing a property for the rental market. We also arrange for viewings, lettings, property management, and project management for renovations all from within one high street location. In addition, we work with third party experts such as independent tenant referencing companies and inventory clerks.

We are licensed by the Tenant Deposit Scheme, NALS (National Approved Lettings Scheme), Safe Agent, ARLA propertymark (Association of Residential Letting Agents), and the regulated Property Ombudsman redress scheme for the peace of mind of both landlords and tenants. We guarantee client money protection when they become members of ARLA propertymark.

The Association of Residential Letting Agents has verified the training and credentials of our personnel. Our lettings team offers an unparalleled first-class service to guarantee the most profitable and trouble-free let possible, working in tandem with all of our other in-house departments. We participate in frequent training and stay up to date on all legal developments thanks to our Propertmark membership.

We offer comprehensive marketing for all of our rentals, which includes 'To let' boards, a presence on property portal websites, and a high street window display at our contemporary office.

Landlord Fee Structure

Comprehensive Fully Managed

Once we have successfully let your property:

Our fully managed service takes the stress and hard work out of letting and managing your tenancy. We will help and guide you in complying with all the current legislation. The tenants you choose will be independently referenced with full reports available for you to review. You will receive a monthly statement from your nominated bank account. Maintenance issues will be promptly identified and addressed, with you apprised of each step. A complete professional inventory and schedule of condition will be provided to your tenants. We process the tenancy deposit on your behalf and subsequently provide a check-out inspection/report at the conclusion of the tenancy. We work with both the Landlord and the Tenant to conclude the deposit account, dealing and assisting a Landlord with any remedial works required before a swift new let commences, minimising a Landlord's void period. Experienced, friendly, and professional guidance is readily available throughout the process, ensuring that your experience as a Landlord is as effortless and profitable as possible.

The monthly management fee is charged as a percentage of the total rent for the tenancy term, with a range of 9% inclusive of VAT (7.5% plus VAT) to 12.00% inclusive of VAT.

The setup/marketing fee is subject to a minimum charge ranging from £300.00 (£250.00 + VAT) to £522.00 (£435.00 + VAT).

Tenant Find/Let Only (Standard Letting Service)

Our Tenant Finding service is primarily suitable for more experienced landlords who live locally and are happy to manage the property and tenants' day to day. We do everything up until the point the Tenants move in, but you are then responsible for collecting the rent, registering the deposit with a nominated scheme, and concluding at the end of the tenancy, managing the property and resolving any legal, rent or other issues. We look forward to receiving your response in the event that you require assistance in finding a new Tenant.

The setup/marketing fee is subject to a minimum charge ranging from £360.00 (£300.00 + VAT) to £522.00 (£435.00 + VAT).

Deposit Registration Fees (where collected): £72.00 (inc. VAT) per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

We are member with The Propertymark Conduct for client money protection and their Membership Rules can be found here: www.propertymark.co.uk/working-in-the-industry/member-requirements/.

Landlord Fees Schedule

Additional Non-Optional Fees And Charges

PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

- Energy Performance Certificate (EPC) from £72.00 + VAT - £90.00 + VAT) per tenancy.
- Gas Safety Certificate (GSR) from £60.00 – £96.00 (inc. VAT) per tenancy.
- Electrical Installation Condition Report (EICR) from £150.00 - £185.00 (inc. VAT) per tenancy.
- Installing Smoke alarms and Carbon Monoxide from £20.00 - £47.00 (inc. VAT) per tenancy.
- Inventory Fees: See attached Schedule. Dependant on the number of bedrooms and/or size of the property and any outbuildings.