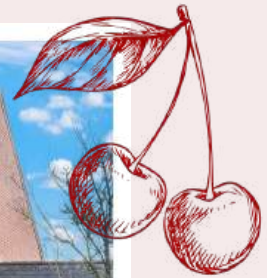




Cherry Lets



# Landlord Fees & Service Levels 2026

[www.cherry-lets.co.uk](http://www.cherry-lets.co.uk)

## Hello and a warm welcome!

At Cherry Lets we are 100% committed to our landlord clients and strive to offer the very best lettings & property management service possible. As exclusively lettings agents, we dedicate all of our time to ensuring we take care of our client's investments and make sure that they are kept compliant, in great condition and achieving the very best rental from the very best tenants!

We also offer expert investment advice for those landlords who are looking to expand their portfolio, or those who want honest evaluation on how their property or portfolio is performing. We work with many sales agents & new home developers across the North Oxfordshire and South Northants area and are committed to giving you a full account of the rental market in our area.

One thing you can be assured of is our transparency and commitment to accuracy. We will never give a false valuation in order to gain business, we will never rush the tenancy process, we will never cut corners. Using Cherry Lets for your rental investment will definitely be the best choice you will make.



Annabelle Clitherow MARLA



Sarah Hounslow MARLA

E. [ask@cherry-lets.co.uk](mailto:ask@cherry-lets.co.uk)  
T. 01869 337346





# Our service levels



Bronze



Gold

Professional photographs & extensive marketing	✓	✓
Accompanied viewings	✓	✓
Tenancy arrangement paperwork & contract	✓	✓
Tenant referencing & right to rent checks	✓	✓
Property inventory & schedule of condition	✓	✓
Collect & remit initial rent received	✓	✓
Agree collection of any shortfall & payment method	✓	✓
Provide tenant with method of payment	✓	✓
Deduct any pre-tenancy invoices	✓	✓
Advise all relevant utility providers of changes	✓	✓
Collect & remit the ongoing rent received	✗	✓
Pursue non-payment of rent & provide advice	✗	✓
Undertake 5-monthly inspection visits & send report	✗	✓
Arrange routine repairs using approved contractors	✗	✓
Hold keys throughout the tenancy term	✗	✓
Cherry Lets emergency line for management issues	✗	✓



## The GOLD Service

- All tenancy arrangement administration (see next page)
- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Advise all relevant utility providers of changes
- Undertake inspection visits and notify the landlord of the outcome (at five monthly intervals)
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Cherry Lets emergency line for property management issues

**Gold Service Fee: 13.2 % of rent due\***

**(inclusive of VAT at the current rate of 20%) in addition to the**

**Tenancy Arrangement Fee of £540 inc VAT (below)**

**Subject to minimum monthly fee: £78 inc VAT**

**and minimum period of 12-month term**

**Explanation: with an example rental of £900 per calendar month:**

- **Gold Service Fee: 13.2% = £118.80 per month (£99 + £19.80 VAT)**  
**plus Tenancy Arrangement Fee £540 (£450 + £90 VAT)**



## **Tenancy Arrangement for the Gold Service Level**

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Provide guidance on compliance with statutory provisions
- Professional Photographs and Floorplan (updated as required)
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Market the property and advertise on relevant portals including detailed write up
- Carry out accompanied viewings (as appropriate)
- Referencing for up to two tenants/applicant/guarantor and identity, immigration and visa confirmation as required
- Arranging the Tenancy Agreement including contract negotiation
- Deposit Registration - register tenant details and protect the security deposit with a Government-authorized scheme where statutory tenancy deposit protection applies and provide the tenant(s) with the Prescribed Information within 30 days of receipt of the deposit
- Independent inventory and schedule of condition
- Check in including contacting the service companies (principally electricity, gas, water & council tax) and/or utility/council tax notification and advising of the new occupant's name at the beginning of each tenancy.
- Recording of compliance with the Smoke and Carbon Monoxide (England) Regulations and the Housing Deregulation Act.

**Price for this service is £540 inclusive VAT**



## The BRONZE Service

- All tenancy arrangement administration (see next page)
- Collect and remit initial month's rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Advise all relevant utility providers of changes

**BRONZE Service Fee: the equivalent of one month's rental.**

**Subject to minimum fee of £900**

**(inclusive of VAT at the current rate of 20%) payable in advance  
prior to the start of the tenancy**

**Explanation: with an example rental of £900 per calendar month:**

**Bronze Service Fee: £900 (£750 + £150 VAT)**



## **Tenancy Arrangement for the Bronze Service Level**

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Provide guidance on compliance with statutory provisions
- Professional Photographs and Floorplan (updated as required)
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Market the property and advertise on relevant portals including detailed write up
- Carry out accompanied viewings (as appropriate)
- Referencing for up to two tenants/applicant/guarantor and identity, immigration and visa confirmation as required
- Arranging the Tenancy Agreement including contract negotiation
- Deposit Registration - register tenant details and protect the security deposit with a Government-authorized Scheme where statutory tenancy deposit protection applies and provide the tenant(s) with the Prescribed Information within 30 days of receipt of the deposit
- Independent inventory and schedule of condition
- Check-in including contacting the service companies (principally electricity, gas, water & council tax) and/or utility/council tax notification and advising of the new occupant's name at the beginning of each tenancy.
- Recording of compliance with the Smoke and Carbon Monoxide (England) Regulations and the Housing Deregulation Act.

**All of the above is included in the BRONZE SERVICE FEE**

# **Additional Fees for all Service Levels**

## **Rent Review Fee:**

**£195 with the Gold service inc VAT**

**£395 with the Bronze Service inc VAT**

To include as required and applicable:

Review rent in accordance with current prevailing market conditions and advise the landlord.

Serve Section 13 Notice

## **Check-out Fee:**

Dependent on the number of bedrooms and/or size of the property and outbuildings

Agree with tenant check out date and time appointment

Instruct inventory provider to attend

**Issuing Notice of Seeking Possession: £ please contact office**

**Additional Referencing: £54 incl. VAT**

per Tenant/Permitted Occupier/Guarantor including identity, immigration and visa confirmation where applicable

**Fee for Guarantor Agreement as part of the Tenancy: £120 incl. VAT**

**Addendum for Permitted Occupier: £120 incl. VAT**

including identity, immigration and visa confirmation

**Property Visits: £90 inc VAT**

(where additional to service level)

**Arrangement fee for works over £500 and beyond general repair and maintenance 12% inc VAT of cost**

**Arrangement fee for work before or in-between tenancies 12% inc VAT of cost**

**Hourly rate for additional work - £66 per hour inc VAT**

plus expenses and travel time (i.e. meeting contractors; preparation of DPS defence)



# Cherry Lets

## MANAGED LANDLORDS



*For all Managed Landlords we offer this as an additional service (subject to terms and conditions). In the event that your tenant falls into arrears or breaches their tenancy agreement, we can help pay your rent, subject to the protection limits, and evict the tenant for you. Meaning that if your tenant can't or won't pay, or if you need possession of your property, you're protected.*

## RENT & LEGAL PROTECTION SERVICE

*As part of our service to you, we're able to provide protection for your property by including you as having an 'interest in' our Rent & Legal Protection policy with our provider HomeLet.*

*This means you can benefit from the cover detailed below should we make a successful claim, and any sums recovered that are due will be passed on to you. HomeLet will write to you directly to confirm your interest in this once a policy has been arranged.*

*Policy acceptance is subject to satisfactory tenant referencing – an acceptable Enhance reference or, if an Insight reference has been completed, a tenancy application score of over 710 is required, only available for UK applicants in full time employment. A HomeLet Insight reference is not a satisfactory reference for a nil excess product or where the monthly rent is over £2,500 a month. We will also accept satisfactory references by other licensed referencing services that have been approved, in writing, by HomeLet.*



**CONTACT US 01869 337346  FOR MORE INFORMATION**

## WHAT'S INCLUDED?

- *Monthly rent paid for up to a maximum value equivalent to fifteen months, which includes 2 months at 50% following Vacant Possession (where applicable) from the date of the first arrears.*
- *No policy Excess.*
- *Legal expenses up to £100,000 to cover eviction costs if the tenant is in breach of their tenancy agreement. Professional court attendance on your behalf.*
- *Tenancy changeovers are fully transferable to ensure no gaps in cover when tenants change (providing full referencing is completed on new tenants).*

## WHAT DOES IT COST?

*A minimum 12-month period:*

- *Fully Managed (Gold) Service: Where the monthly rental is £1100 per calendar month or less: £385 per annum as one payment or £33 per month. Where the monthly rental is £1101 per calendar month to £2500: 3% of the annual rental per annum or payable monthly.*

## PEACE OF MIND FOR LANDLORDS

*As our landlord you can have your interest noted in our Rent Recovery Plus policy. You don't have any rights under the policy, but if your tenant does fall into arrears and HomeLet makes a successful claim under the policy, any sums recovered that are due will be passed to you. HomeLet will write to you directly to confirm your interest in this once a policy has been arranged.*





# Cherry Lets



## BEST<sup>®</sup>

ESTATE AGENT GUIDE  
2024 : EXCEPTIONAL

LETTINGS



## BEST<sup>®</sup>

ESTATE AGENT GUIDE  
2025 : EXCEPTIONAL

LETTINGS



## BEST<sup>®</sup>

ESTATE AGENT GUIDE  
2026 : EXCEPTIONAL

LETTINGS

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