

Welcome and thank you for contacting David Bright Estates (Purley) Limited, trading as David Bright Estates.

What makes us significantly different?

The founding partners are professionally qualified and have a wealth of expertise in advising and supporting clients through the financial maze of the mortgage market which can often seem bewildering to most people; because it is not just about finding your dream home but about finding the most efficient way to finance your purchase.

Our aim at David Bright is to guide you through the moving process in a friendly and professional manner. Your property is one of your most valuable assets and as such we believe it is not just about selling or letting your property, but striving to achieve the best possible price for you.

As a local company we are passionate about doing the best job we can for you, so that not only will we sell or let your property, but we hope that you will want to use us again and again for all your property and financial requirements.

We trust this brochure will give you a flavour of whom we are and why you should entrust David Bright to sell or let your property.

Above all else the staffs at David Bright Estates prides themselves on high standards of service and dedication to achieving the best possible result for all our Vendors and Landlords.

It is from this that we wish to build our reputation of integrity and honesty that will attract our clients to come back time and time again.

We uphold these standards through our membership of professionally accredited National bodies.

We are full members of UKALA (THE UK ASSOCIATION OF LETTING AGENTS))

Client Money Protection Scheme is arranged through our membership of UKALA, TOTAL LOSS CLIENT MONEY PROTECTION FOR LANDLORDS AND TENANTS and The Property Redress Scheme being one of the largest lettings redress schemes in the UK, making Leaders a name you can trust.

You should always choose your agent with care, only considering those displaying these trusted accreditations which provide the assurance that you will receive both a high standard of service and the peace of mind that comes with the knowledge your money is protected and your agent abides by a strict code of conduct.

We are required by law to disclose all charges and the information given below is provided to ensure you are fully informed of any fees and costs involved in renting a property through David Bright Estates.

The fees cover work that will vary according to the circumstances of the tenancy and will include, amongst other things conducting viewings, providing expert local knowledge of the area, negotiating the tenancy, verifying and checking references, drawing up and negotiating the terms of the Tenancy Agreement.

David Bright Estates (Purley) Ltd – Fee Information

Refundable Holding deposit	Maximum of 1 weeks rent
Security Deposit	Maximum of 5 weeks
Rent	As agreed after viewing
Changes to the tenancy	£50.00 including VAT
Early termination charge	Rent lost for the unforeseen void period
Late payment of rent	3% above bank of England's base rate
Replacement keys	Actual cost of replacement depending on the type of locks and keys replaced
Utilities (eg. Gas, electric, Water), council tax, communication services, TV Licence etc	All to be paid by the Tenant based on their Contract with the respective Companies
Client Money Protection Scheme Membership details	David Bright Estates (Purley) Ltd are a member of : UK ALA registration number 188827 (CMP CERTIFIED UKALA Total Loss Client Money Protection for landlords and Tenants)
Property Redress Scheme Membership details	Member of The Property Redress Scheme registration number PRS018843

For further information please read the government Guidance for Landlords and Agents at [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/791273/TFA Guidance for LandlordsAgents.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/791273/TFA_Guidance_for_LandlordsAgents.pdf)

Client Money Protection:

Independent Redress:



Information for Tenants

This property is marketed by David Bright Estates (Purley) Limited
The price quoted per week is for comparison purposes only.
The method we use for calculating the weekly price is: (monthly price x 12) / 52, rounded to the nearest pound.

Fees Information

FEES FOR NEW TENANCY AGREEMENTS SIGNED ON OR AFTER 1ST JUNE 2019

HOLDING DEPOSIT

- Equivalent to one week's rent per tenancy (annual rent amount divided by 52)
- The property will be reserved on payment of the Holding Deposit
- The Deadline for Agreement is 15 calendar days after the Holding Deposit is paid unless an "extension" date is agreed in writing by the tenant

The Holding Deposit will be refunded to the tenant within 7 days:-

- (i) from when the parties enter into the tenancy agreement unless the tenant has agreed in writing for the Holding Deposit to be put towards the balance of monies payable
- (ii) if the landlord withdraws
- (iii) if an agreement is not reached before the Deadline for Agreement or the agreed extended date and the tenant is not at fault, or
- (iv) if the landlord or the agent breaches the fee ban or acts in a way that it would be unreasonable to expect the tenant to enter into a tenancy agreement (i.e. unfair terms, harassment etc)

The Agent can retain the Holding Deposit only if:

- (i) the tenant withdraws their application
- (ii) the tenant doesn't take reasonable steps to enter into the tenancy
- (iii) the tenant fails a Right to Rent check
- (iv) the tenant provides false or misleading information which materially affects their suitability to rent the property

RENT

- The amount which will be contractually payable to rent the property at regular specified intervals.

SECURITY DEPOSIT

- Equivalent to five weeks' rent per tenancy if rent is less than £50,000 per year

- Equivalent to six weeks' rent per tenancy if rent is more than £50,000 per year
- The Security Deposit can be used to cover damages or defaults on the part of the tenant during the tenancy
- Interest is payable by the tenant on late rent at the rate of 3% above the Bank of England Base Rate in relation to each day after the due date for which the rent is unpaid but not to be levied until the rent is more than 14 days in arrears

UTILITIES & COUNCIL TAX

- Gas, electricity, fuel, water or sewage, communication services, television licence, Green Deal charge (if any) and council tax is payable by tenant unless agreed otherwise.

LOST KEY / ACCESS OR SECURITY DEVICE

- The cost of replacement including the cost of replacement of the locks (if applicable)

VARIATION OF CONTRACT

- £50 (including VAT) per agreed variation at the tenant's request to include the cost of the preparation and execution of new documentation
- £50 (including VAT) per agreed replacement tenant at the tenant's request to include the cost of Right to Rent checks, deposit registration and the preparation and execution of new legal documents
- £50 (including VAT) per agreed variation at the tenant's request to keep a pet at the property

EARLY TERMINATION

- If the tenant wishes to leave the contract early and there is no break clause, the tenant shall pay the rent until the start date of any replacement tenancy together with the landlord's re-letting costs, such costs to be no more than the maximum amount of rent outstanding on the tenancy

For further information please read the government Guidance for Landlords and Agents at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/791273/TFA_Guidance_for_LandlordsAgents.pdf

Fee information for Landlords

Fees, guidelines and services to potential landlords when renting out a property

Service Levels:

- (1) Introduction only Service - 6% plus VAT
- (2) Let only Service (Tenant Find) - 10% plus VAT
- (3) Letting and Rent Collection Service- 12% plus VAT
- (4) Full Management Service- 14% plus VAT

EPC from £75.00 plus VAT (will vary according to size of property)

EICR from £150 plus VAT (will vary according to size of property)

Gas Safety Certificate £75.00 plus VAT

Tenant Referencing:

The Cost of referencing - £75 plus VAT per person.

Our admin cost- £75 Plus VAT per person.

For Guarantors Cost of referencing: £75 plus VAT per Guarantor

Our admin cost £75 plus VAT per Guarantor

Company let: We will charge the Admin and Referencing fees per each Director as above and in addition £100 plus VAT for review of Limited Company's documents.

Guaranteed Rent 4% plus VAT

Assured Short-hold Tenancy Agreement (AST) £150 plus VAT

Deposit Protection Registration £50.00 plus VAT

Rent Guarantee - Admin Fee £50 plus VAT

Inventory £125.00 plus VAT (will vary according to size of property)

Inventory 'check in' A typical cost of check-in for a three-bedroom house is £100.0 plus VAT.

Inventory Check-out and Dilapidations report A typical cost of check-out for a three-bedroom house is £100.00 plus VAT.

Floor Plans The cost of the floor plans varies according to the size of the property. A typical charge of £75.00 plus VAT.

Court Attendance £100.00 plus VAT per hour

Important Note: With the Introduction of Tenant Fees Ban from 1st June 2019, all of the above fees including Referencing and Admin Fees CAN NOT be charged to the Tenant. Any of the services requested from above will be payable by the Landlord The above are our standard scale of fees and charges to the landlord. We may have promotional rates from time to time and vary these accordingly.

Client Money Protection:

Independent Redress:



David Bright Estates

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