



# kerrigans

Property Sales & Lettings

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## Tenancy information

Please note the charges listed below are the MAXIMUM fees that will be applied unless stated otherwise.

<u>Fees and Charges</u>	
Holding Deposit	max one week's rent
First months rent	in advance
Tenancy Deposit	5 weeks
Early termination (requested by Tenant)	Remarketing fee equal to one months rent plus all rent until the property is relet.
Late Rent	interest charged at 3% above Bank of England base rate when rent is more than 14 days late
Lost key (or security device)	equivalent to cost incurred
Changing tenancy documents (after commencement of tenancy)	£60 inc VAT
Change of sharer (at tenants request)	£60 inc VAT
Overpaid rent, when tenancy finished	£48 inc VAT
Reference to a new landlord 1 <sup>st</sup> Reference	FREE
Reference to a new landlord 2 <sup>nd</sup> Reference	£48 inc VAT

## Pets

Most experienced landlords have had problems with pets over the years and most are reserved about accepting animals, especially dogs and cats. Therefore, by default most of our properties are non-pet friendly. However, we believe not all animals or animal owners are the same. If you have animals, and are interested in our properties; we would like you to tell us about your animals and to tell us about you. For example, is your cat an inside or outside cat. What is the breed, size and age of the dog? What happens to the dog during the day, how long will it be left home alone, is it caged? How old are you? Sometimes we are able to get landlords to change their mind by offering an additional amount of rent for the 1<sup>st</sup> Animal, circa £20 per calendar month.

The Initial Money will be confirmed and must be paid by bank transfer. We do not have the facilities to accept cash.

Kerrigans Property Ltd is a member of and covered by the ARLA Propertymark Client Money Protection Scheme. Kerrigans Property Ltd is also a member of a redress scheme provided by The Property Ombudsman . Copies of the TPO Code of Practice and our complaint handling procedure are available from any of our branches.



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Property Sales & Lettings

<b>Landlord Rental Fees</b>					
<b>Agency Type</b>	<b>Bronze</b>	<b>Bronze Plus</b>	<b>Silver</b>	<b>Gold</b>	<b>Platinum</b>
	<b>Introduction Only</b>	<b>Let Only</b>	<b>Let &amp; Rent Collection</b>	<b>Let &amp; Full Management</b>	<b>Tenancy with Kerrigans</b>
Set Up Fee	£300 Upfront Payment	120% (100%+VAT) of a months' rent (Minimum Charge £600)	90% (75%+VAT) of a months' rent	90% (75%+VAT) of a months' rent	N.A.
Management Package Rent Under £999	N.A.	N.A.	12% (10%+VAT)	15% (12.5%+VAT)	N.A.
£1000-£1999			11.4% (9.5%+VAT)	13.2% (11%+VAT)	
£2000-£4999			10.8% (9%+VAT)	12% (10%+VAT)	
£5000+			10.2% (8.5%+VAT)	10.8% (9%+VAT)	
Advice on property presentation	✓	✓	✓	✓	✓
Prepare Marketing Literature	N.A.	✓	✓	✓	✓
Erect "To Let" Board	✓	✓	✓	✓	✓
Advertise property website and portals	✓	✓	✓	✓	✓
"Right to Rent" Checks	£75 per applicant	£75 per applicant	✓	✓	✓
Accompanied Viewings	N.A.	✓	✓	✓	✓
Interview all prospective tenants	N.A.	✓	✓	✓	✓
References of major income earner including; credit checks, landlord and employer	£120 per applicant	✓	✓	✓	✓
Arrange Gas & Electric Checks, Energy Performance Certificate & Legionella Risk Assessment	£120 if required	✓	✓	✓	✓
Liase with Building Society or Bank	N.A.	✓	✓	✓	✓
Assist, advise or arrange Buildings & Contents Insurance	✓	✓	✓	✓	✓
Tenancy Agreement preparation	£120	✓	✓	✓	✓
Change Utilities into tenant's name	Landlord to arrange	Landlord to arrange	✓	✓	✓
Initial Inspection	£90 if required	£90 if required	✓	✓	✓
Video Inventory	£90 if required	£90 if required	✓	✓	✓
Written Inventory	£200 if required	£200 if required	£120	£120	✓
Rent Collection	N.A.	N.A.	✓	✓	✓
Rental Warranty (6 Months)	N.A.	N.A.	✓	✓	✓
Rental Warranty (Renewal)	N.A.	N.A.	£120.00 offered at 6-month stage		✓
Account to Landlord Monthly	N.A.	N.A.	✓	✓	✓
Preparation of Legal letters & or Statutory Notices	Between £75 - £120 if required	Between £75- £120 if required	✓	✓	✓
Quarterly Inspection	£120 if required	£120 if required	✓	✓	✓
Arrange Repairs up to £200	Landlord to arrange or £75 per instance	Landlord to arrange or £72 per instance	Landlord to arrange or £40 per instance	✓	✓
Renew Tenancy 12 months or more	£150 if required	£150 if required	✓	✓	✓
Renew tenancy less than 12 months	£150 if required	£150 if required	£150 if required	£150 if required	✓
Withdrawal of Management	N.A.	N.A.	75% of one months rent (See 1.3)		N.A.
Final Inspection	£150 if required	£150 if required	✓	✓	✓
Income between tenancies	NA	N.A.	N.A.	N.A.	✓
Void Property Management	N.A.	N.A.	3%	3%	✓
Withdrawal Fee whilst marketing "To Let."	£300 + Disbursements				
Combined marketing "For Sale" & "To Let"	£120 + All Disbursements involved in which, ever marketing package was unsuccessful assuming we take the other to completion.				
Valuations and assistance with purchasing other properties	15% of any negotiated reduction in the asking price. If purchase falls though we reserve the right to charge for our time at £3.00 per minute + VAT.				
Project Management Services (Large jobs)	15% (12.5%+VAT) of all estimates or invoices.				

**VAT is included in all our Fees**

📍 Kerrigans Property Ltd  
23 Windsor Rd  
Doncaster DN2 5BS

☎ 01302 76 92 76  
✉ hello@kerrigans.co.uk  
🌐 kerrigans.co.uk





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## House Sales Packages

<u>Hybrid Estate Agency</u>	<u>Traditional Estate Agency</u>
Payable Upfront £750+VAT = £900	Payable on Completion £1500+VAT=£1800
Marketing Advice	Marketing Advice
You choose your own marketing price	We choose your marketing price together
Marketed Until Sold	Typical Contract Length 8 weeks. Typically No Withdrawal Fee.
Listing Fee = £900	No Listing Fee
For Sale Board erected	For Sale Board erected and replaced if lost or stolen
Professional Photos and Floorplan	Unlimited Professional Photos and Floorplan
PDF Brochure Produced	Hardcopy Brochure Available
Advertising on Portal & Website	Advertising on Portal & Website
You do your own Viewings	We assist with Accompanied Viewings
You receive your own offers and make your own decisions	We receive offers on your behalf, financially qualify your purchasers and give advice as to whom is the best for you, negotiating the best possible price achievable to satisfy Open Market Value
We will offer a panel of solicitors at preferential rates for you to instruct.	We will offer a panel of solicitors at preferential rates and instruct your solicitor for you.
You will need to Liaise with Mortgage Advisors, Solicitors and other Estate Agents	We liaise with all professional parties (Chain Chasing) and give regular feedback to Seller & Purchaser, until completion.
<i>Kerrigans do not and will never receive "kick backs" or referral commission from Solicitors or Mortgage Companies</i>	<i>Kerrigans do not and will never receive "kick backs" or referral commission from Solicitors or Mortgage Companies</i>
<i>Might better suit someone that has bought and sold many times, is confident and self assured to do their own viewings and has a good understanding of their own market value. Understands the Conveyancing Process and is able to talk to Solicitors, Mortgage Advisors and Estate Agents.</i>	<i>Let us do all your HARD WORK.</i>

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PROTECTED

This is to certify that

**Anthony Kerrigan CRLM CPEA FNAEA, FARLA**

is a member of ARLA Propertymark

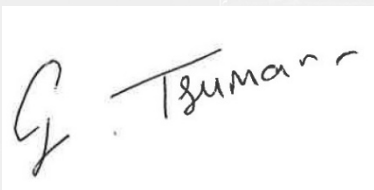
ARLA Propertymark membership ensures maximum protection for clients; offering Client Money Protection, Professional Indemnity insurance, membership of an independent redress scheme and being subject to Propertymark Conduct and Membership Rules and Disciplinary Procedures.

Membership No

**M0038797**

Valid to

**31/12/2024**



President



Chief Executive

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PROTECTED

This is to certify that

**Anthony Kerrigan CRLM CPEA FNAEA, FARLA**

is a member of NAEA Propertymark

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Membership No

**M0038797**

Valid to

**31 December 2024**



President



Chief Executive



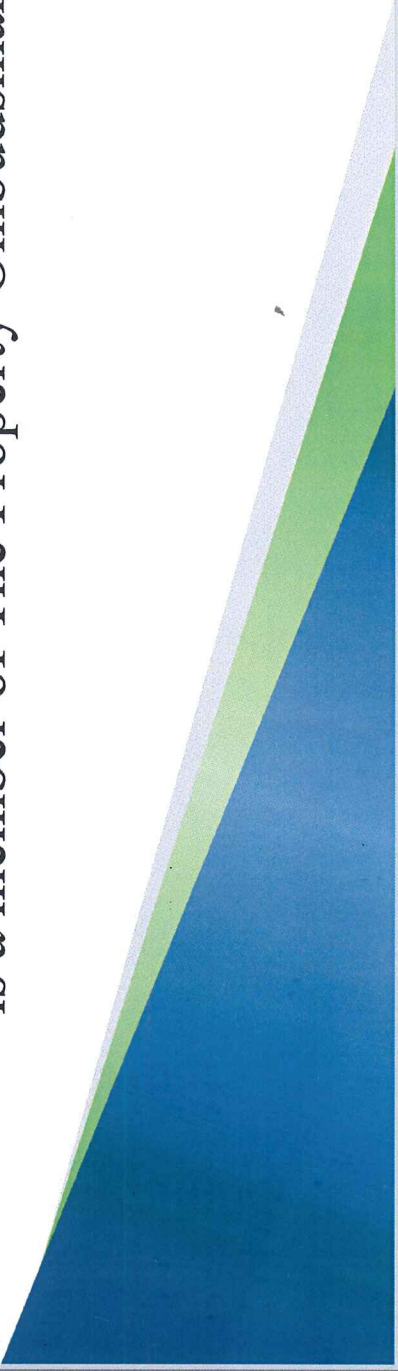
MEMBERSHIP NUMBER: N00637

## MEMBERSHIP CERTIFICATE

This is to certify that

*Kerrigans Property Services*

is a member of The Property Ombudsman Scheme



*Bill McClintock*

W A McClintock Chairman

# Data Protection Registration Certificate

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**Kerrigans Property Ltd**

23 Windsor Road  
Doncaster  
DN2 5BS

Registration reference: ZA190813  
Date registered: 06 July 2016  
Registration expires: 05 July 2024



Issued by: Information Commissioner's Office,  
Wycliffe House, Water Lane, Wilmslow, Cheshire  
SK9 5AF

Telephone: 0303 123 1113  
Website: [ico.org.uk](https://ico.org.uk)



## QBE European Operations Surveyors' Professional Combined Schedule

**Policy number:** 00041165PIC      **Policy wordings reference:** PJCT010922  
**Period of insurance:** From: 00:00 on 04/07/2023      To: 24:00 on 03/07/2024  
**Broker:** Insync Insurance Solutions Ltd  
**Insured:** KERRIGANS PROPERTY LTD t/a Kerrigans Property  
**Registered Address:** 23 Windsor Road  
Doncaster  
South Yorkshire  
DN2 5BS  
United Kingdom  
**Business:** Estate Agency

<b>Section</b>	<b>Status</b>
Professional Liability	Operative
Directors & Officers Liability	Not Operative
Crime	Not Operative
Corporate Legal Liability	Not Operative
Pension Trustees Liability	Not Operative
Cyber Liability	Not Operative
Contents	Not Operative
Buildings	Not Operative
Business Interruption	Not Operative
Terrorism	Not Operative
Employers' Liability	Not Operative
Public / Products Liability	Not Operative
Legal Expenses	Operative



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## CLIENT MONEY PROTECTION

This is to certify that

**Kerrigans Property Ltd**

Trading as

**Kerrigans Property Sales & Lettings**

is part of the Propertymark Client Money Protection scheme

Main Scheme Member

**Scheme Ref: C0002913**

Valid to

**30/06/2024**

Please note there is a £50,000 individual claim limit and an annual aggregate limit. See [propertymark.co.uk](https://www.propertymark.co.uk) for further details and exclusions.