



AGENCY FEES & CLIENT MONEY PROTECTION

LANDLORDS:

Full Management

60% of the first month's rent including VAT:

For example, if the rent is:

£1,200 per calendar month (pcm), our initial charge will be £720.00

Also, 10% of each month's rent ongoing whilst the tenancy is in force.

For example, if the rent is:

£1,200 per calendar month, our monthly charge will be £144.00 including VAT

Rent and Legal Protection Guarantee: 1.99%. If the rent is £1,200 pcm = £23.88 pm

Rent Collection

60% of the first month's rent including VAT:

For example, if the rent is:

£1,200 per calendar month (pcm), our initial charge will be £720.00

Also, 8% of each month's rent ongoing whilst the tenancy is in force.

For example, if the rent is:

£1,200 per calendar month, our monthly charge will be £115.20 including VAT

Rent and Legal Protection Guarantee: 1.99%. If the rent is £1,200 pcm = £23.88 pm

Tenant Find Only

100% of the first month's rent including VAT:

For example, if the rent is:

£1,200 per calendar month (pcm), our initial charge will be £1,200.00

Inventory

Where Jollye & Wood manage the property, an Inventory will be prepared listing the contents and the overall condition of the property.

Preparation of the Inventory at the start of a new tenancy: £180.00

Inventory check-out charge at the end of the tenancy: £90.00

Other

Tenancy Renewal Fees: £120.00

Gas Safety Certificate: £90.00

Electrical Safety Certificate: From £150.00

EPC (Energy Performance Certificate) £90.00

Smoke alarms and Carbon Monoxide detectors: £48.00 each

CLIENT MONEY: COLLECTION, PROCESSING, PAYMENT, & PROTECTION

Jollye & Wood Ltd. as Agent for the Landlord employ the services of The Letting Partnership Limited (company registration number 04906228) trading as The Letting Partnership to carry out all client accounting on their behalf.

With the exception of rent payments and Tenant security deposits paid directly to the Landlord all client monies including rents and tenant deposits are collected, processed, paid out and protected by The Letting Partnership on behalf of Jollye & Wood Ltd. acting as Agent for the Landlord. Any money that The Letting Partnership holds on the Landlord's behalf is held in a designated Client Bank Account.

At all times they, The Letting Partnership, have in place £5,000,000 of professional indemnity insurance cover and are also members of a reputable client money protection scheme thereby safeguarding client money handled by them against fraud, dishonesty, and misappropriation.

CLIENT MONEY PROTECTION

Jollye & Wood Ltd. is registered with Money Shield through The Letting Partnership.

Scheme Ref: 59279746.



CLIENT MONEY PROTECTION CERTIFICATE

Should a Money Shield Member go into administration or misuse your rent, deposit or other funds, Money Shield will reimburse you whether you are a landlord or a tenant.

This certificate confirms your money is protected by the Money Shield Client Money Protection Scheme and that you can claim back money lost in the event of your letting agent going into administration or misusing your funds.

Your Money Shield Protection

Details of your agent

Jollye & Wood Estate Agents Ltd

Trading as

Jollye & Wood

Scheme Reference number

59279746

Expiry date 01/08/2023

is a member of Money Shield Client Money Protection Scheme

6 Tournament Court, Edgehill Drive, Warwick CV34 6LG

HOW TO CLAIM

Simply go to money-shield.co.uk/page/Claim and complete the CMP application form.

We need to receive your application within 12 months of us being notified that a misappropriation has occurred.

You do not need to prove fraud. You only need to provide supporting evidence that you have not received the money you were legally entitled to, this may be in the form of your tenancy agreement or deposit protection certificate along with bank statements.

Your money is protected throughout the time that your agency is a member of the Money Shield Client Money Protection Scheme. If your agent leaves the scheme, they are required by law to notify you. All agents managing properties in England, Scotland or Wales are legally required to belong to a Government approved Client Money Protection scheme at all times and details of the scheme must be publicly available. If you discover at a later date that money has gone missing during the period of their membership of the scheme, you will still be covered even if they have subsequently left the scheme.

Unfortunately, we cannot make payments for any loss arising from war (whether foreign or civil), terrorism, rebellion, revolution, military uprising or any form of confiscation by the state.

Money Shield Ltd, 6 Tournament Court, Edgehill Drive, Warwick, CV34 6LG