



ORANGE

Orange Property Services (UK) Ltd

40/41 Windmill Street

Gravesend

Kent

DA12 1BA

Tel: 01474 333353

www.orangepropertyservices.co.uk

Established 2001





Selling and Letting in your area



ORANGE
Property Services

#thinkorange

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Gravesend, Kent, DA12 1BA**

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Meet The Team



Tenant Find	Rent Collection	Fully Managed
3 Weeks Rent	½ Months Rent Set Up	½ Months Rent Set Up
N/A	7%	10%

Tenant Find

- Marketing inc Rightmove, Zoopla, OnTheMarket, Facebook, Instagram, Linked in, Twitter
- Professional Photos
- Accompanied Viewings
- Tenancy Negotiations
- Tenants References *
- Tenancy Agreement in-line with Legislation serving EPC's/Gas Certs/Prescribed Information/How to rent check list (Section 21 cannot be served without these being issued)

Rent Collection

- Marketing including Rightmove, Zoopla, OnTheMarket, Facebook, Instagram, Linked In, Twitter
- Professional Photos
- Accompanied Viewings
- Tenancy Negotiations
- Tenants References * including Credit check/landlords reference/employment reference/right to rent check/ID and proof of Documents/Affordability
- Annual Rent Review
- Tenancy Agreement in-line with Legislation serving EPC's/Gas Certs/Prescribed Information/How to rent check list (Section 21 cannot be served without these being issued)
- Deposit Protection Scheme
- Annual Rent Assessment
- Collection of Rent & subsequent pursuit of rent
- Monthly Statements
- Monthly and end of year statement
- Full maintenance report, forwarded to Landlord & their Contractor

Full Management

- Marketing including Rightmove, Zoopla, OnTheMarket, Facebook, Instagram, Linked In, Twitter
- Professional Photos
- Accompanied Viewings
- Tenancy Negotiations
- Tenants References including Credit check/landlords reference/employment reference/right to rent check/ID and proof of Documents/Affordability
- Annual Rent Review
- Tenancy Agreement in-line with Legislation serving EPC's/Gas Certs/Prescribed Information/How to rent check list (Section 21 cannot be served without these being issued)
- Full Inventory *
- Deposit Protection Scheme
- Energy Performance Certificate *
- Gas Safety Certificate *
- Annual Rent Assessment/Section 13 Notice
- Property Maintenance – Advised to Landlord
- Arla Qualified Adviser available
- Collection of Rent & subsequent pursuit of rent
- Monthly Statements
- Property Inspections
- Eviction and Court Attendance
- Serving of Notices *
- Monthly and end of year statement
- Tenancy Renewal *
- Debt Control and Recovery
- HMRC Non Resident Landlord Completion
- Check Out

Ask for details of our Assisted Management Service

Client Money Protection Reference is C0120261

All Fees are subject to VAT

*Fees Apply

Additional discount for landlords with multiple properties

Other Services: Suitable for non managed landlords and rent collection – all prices inc VAT

Tenancy Renewal Including Rent Review	150.00
Deposit Protection Service Submission	30.00
Property inspection and report	90.00
Landlords gas safety certificate valid for 1 year – prices may vary	65.00
Landlords electrical certificate valid for 5 years – prices may vary	156.00
Energy performance certificate valid 10 years - prices may vary	94.80
Notice and section notices	58.80
Assistance with independent evict service (including court and bailiff attendance) – subject to providers additional charges and legal fees. This fee is our admin charge for preparing paperwork, conducting property checks inline with claim, court appearance and bailiff attendance	380.00
Administration Arising from a Deposit Dispute	65.00
Submission to HMRC re non resident landlord	60.00

Inventory Charges (mandatory on managed): additional charges for furnished property apply

Studio/1 Bedroom	130.80
2/3 Bedrooms	166.80
4 Bedrooms	202.80

Security Deposit

A 5 week security deposit can be taken for a tenancy. This must be protected by a government-approved deposit protection scheme within 30 days of receiving it.

Orange Property Services use the DPS (The Deposit Protection Service), which are authorised to protect deposits for tenancies in England and Wales and offer a choice of two types of protection. Orange use the Custodial protection and for Fully Managed and Rent Collection Services this is free of charge.

Inventory

When taking a security deposit any deposit protection scheme will expect a thorough Inventory of the property to be conducted within 7 days of the tenancy commencing. This must be clearly worded, date stamped with clear photos for evidence of condition.

Without this you will jeopardise any claims to the deposit should there be any cleaning/damages/gardening.



OUR '5 STAR' CUSTOMER REVIEWS



Chris, ARLA Qualified
Contact for a Lettings Valuation
chris@orangepropertyservices.co.uk



Dan, achieving top sale prices
Contact for a Sales Valuation
dan@orangepropertyservices.co.uk

Nichola Smith

Orange sold our first house in Gravesend in no time at all. The Team were amazing and managed the whole process for us, from start to finish.

Would highly recommend, we didn't have to worry about a thing.

Dan Daly

Orange made our selling experience really easy and got us a great price for our property. We were kept updated all the way, which made a nice change from some other agents we had used.

Highly recommended.

Jas Sanger

After successfully letting my 2nd house with Orange for many years I decided to sell it with them.

The team were both informative and knowledgeable and throughout the process I felt like it was in hand and Orange were working in my best interest in selling my property to the maximum value.



onTheMarket rightmove



Zoopla
Smarter about property

KM KENT MESSENGER

LinkedIn

