



# CALEB PROPERTIES

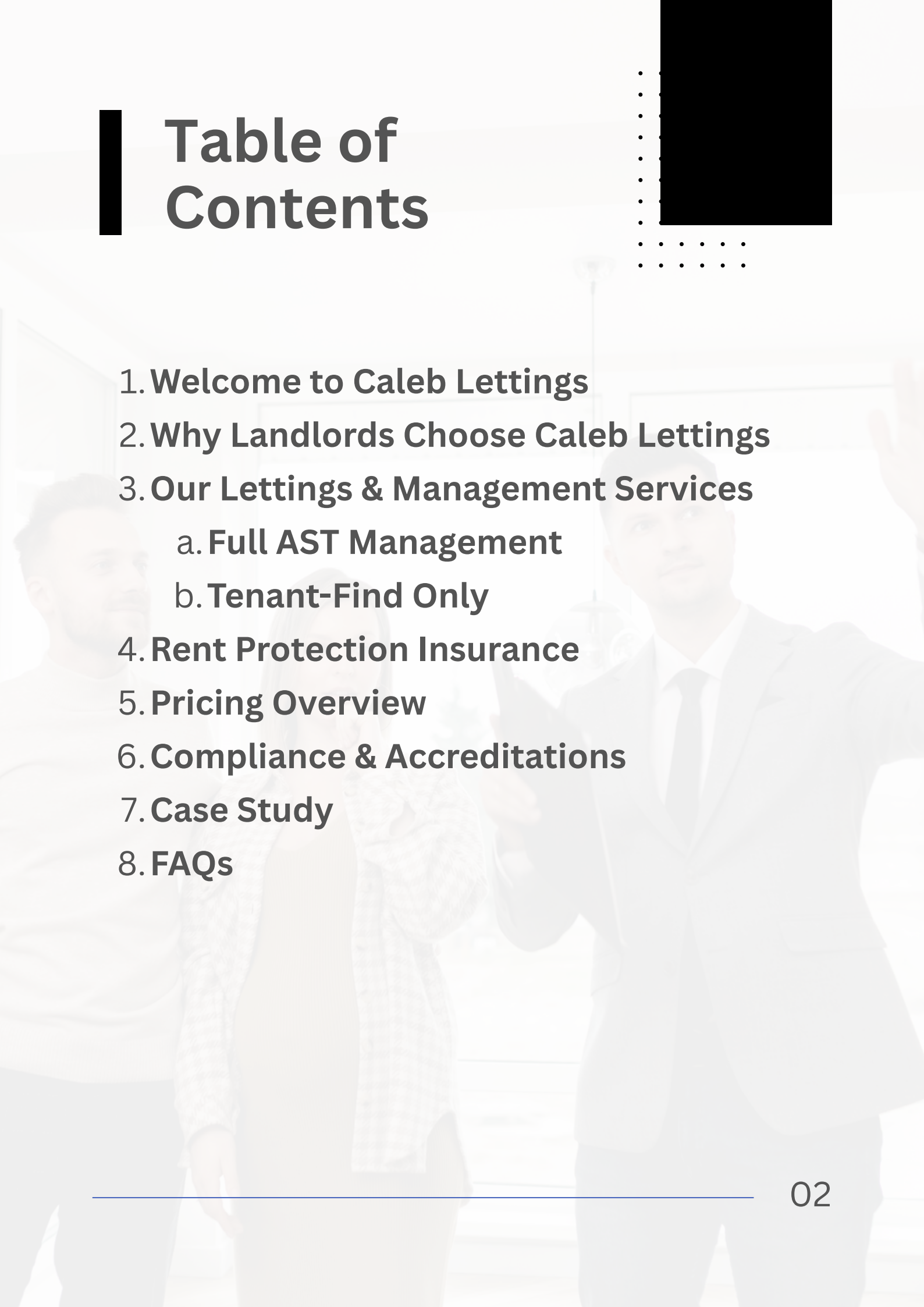


## PROPERTY MANAGEMENT BROCHURE

Caleb Lettings



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# Welcome to Caleb Lettings

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At Caleb Lettings, our mission is to provide reliable, transparent, and technology-driven property management services tailored to modern landlords.


We pride ourselves on a seamless letting experience - combining personalised service, market expertise, and efficient systems to help you maximise your property's potential with minimal hassle.

Whether you're a first-time landlord or an experienced investor, our team is here to support your goals with hands-on care and robust compliance.

# Why Landlords Choose Us

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*At a glance...*

		Typical high-street agent
Management fee (AST)	<b>8% + VAT</b>	10–15 % + VAT
Onboarding cost	£595 + VAT (new) / £225 + VAT (switch)	1 × month's rent up-front
National coverage	England & Wales	Patchy, branch-led
Compliance	CMP, TDP, AML, ICO, GDPR, PRS	Varies by branch
Protection	Rent Protection Insurance, £100,000 legal coverage	No typical Insurance
Average days-to-let (Q1-2025)	<b>17</b>	28–45

*We combine industry-leading practices with modern infrastructure to deliver efficient, hands-free property management - giving you complete peace of mind.*



# AST Property Management.

Caleb Lettings offers a comprehensive AST package

Caleb Lettings pairs rigorous tenant screening with two dedicated managers on every property, giving you dependable occupants and 24/7 care. Optional rent-protection insurance with £100,000 legal cover safeguards your income, while data-led rental reviews keep yields on pace with the market. Clear monthly statements, proactive arrears handling and end-to-end compliance management free you from admin, all backed by a nationwide network of vetted local agents and contractors.

- Accompanied viewings
- Contractor arrangement
- Dedicated rental team
- Deposit registration
- Emergency work response
- Floorplans
- In-depth referencing
- In-depth valuation
- Initial money handling & rent setup
- Invoice payments
- Monthly financial statements
- Negotiate terms and tenancy agreement
- Offer negotiation
- Photography
- Property marketing
- Property visit with photos every 6 months
- Quarterly reporting
- Rent collection and handling arrears
- Rental Reviews in line with market trends
- Two Property Managers - 24/7 coverage
- Underwrite rental income (£22.58/month) with £100,000 legal protection



# Tenant Find Only Service

Tenant Find in 3 Phases

## 01 - Consultation & Marketing

- Rental appraisal and online yield consultation
- Compliance check (EPC, gas, EICR) and onboarding paperwork
- Professional photography, videography and floor-plans
- Optimised pricing strategy using real-time market analytics



## 02 - Viewings & Referencing

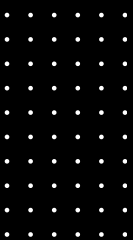
- Accompanied viewings with a local, vetted agent to highlight your property's best features.
- Secure official offers & collect the legally compliant holding deposit to lock in serious tenants.
- Automated affordability assessment to confirm income-to-rent ratios.
- Comprehensive credit & reference checks covering employment, and ID verification.

## 03 - Tenancy Initialisation

- Digital tenancy agreements that meets the latest UK legislation and signed online for speed.
- *Optional* Rent Protection Insurance - £22.58/month includes up to 15 months of 100% rent coverage and £100,000 legal expenses.
- Deposit handling & registration in a government-approved protection scheme within 30 days.
- In-person check-in with optional photographic inventory to document the property's condition and keys handed over securely.



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# Tenant Find Only Service

Hassle-Free Letting from Marketing to Move-In

- **Marketing & Viewings**

We advise on rental pricing, list your property on portals, erect and arrange accompanied viewings.

- **Tenancy Setup**

We handle tenant referencing (credit checks, right-to-rent), draft the agreement, and manage deposits per TDS guidelines.

- **Fees & Onboarding**

Tenant Find Onboarding Fee: £350 + VAT and 8% of PCM Rent for of 6 months.

- **Inventory & Further Checks**

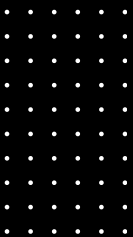
Inventory costs are at the landlord's request; we can also arrange gas/electrical checks for a fee.

- **Exclusions & Landlord Responsibilities**

We don't handle insurer communications, HMO licensing, or legal compliance beyond referencing. Landlords remain responsible for property safety and required permissions.



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## Pricing & Onboarding

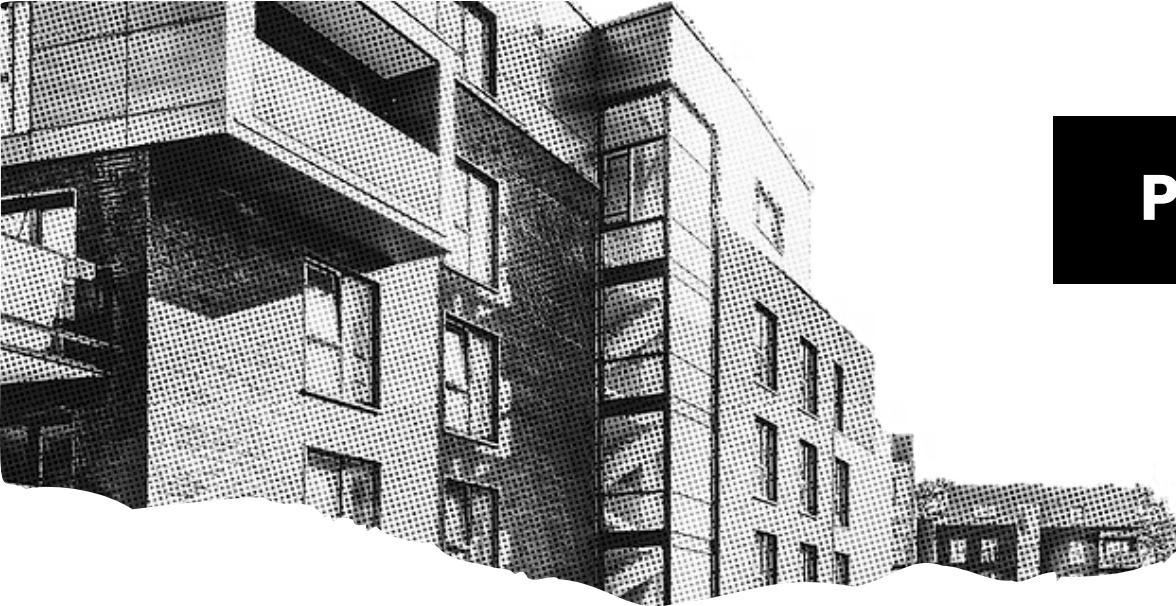
### AST Management

- Management Fee: 8% + VAT
- Onboarding: £595 + VAT (£225 + VAT if transferring from another agent)
- Check-out (end of tenancy): £60 + VAT
- *Optional - Inventory: £110 + VAT*

### Tenant-Find Only

- Total Fee: £350 + VAT plus 8% of the first 6 months' rent
- *Optional - Inventory: £110 + VAT*
- **Rent Protection Insurance (*optional but recommended*):**
- £22.58 per month





# Portfolios

**Full Management (8% + VAT per month)**

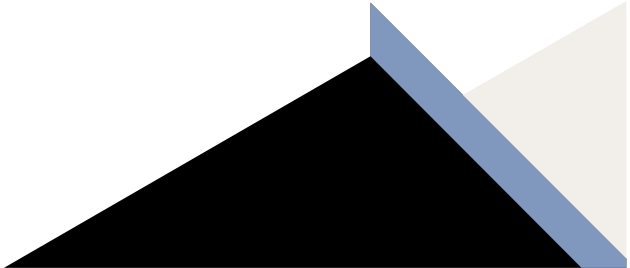
**Reduced Onboarding fee** - charged per property at the outset

Portfolio size	Existing tenancy / management transfer	Vacant unit / new landlord
5–9 units	£225 + VAT per unit	£450 + VAT
10+ units	£195 + VAT per unit	£350 + VAT

**Need a tailored figure?**

*Contact us for a complimentary portfolio review and bespoke quotation - no commitment required.*

All Fees are charged from Rental Payments.  
**No upfront payments.**



# SLEEP EASY – YOUR RENT IS PROTECTED



**£22.58/month**

Optional Rent Protection & Legal Expenses Insurance,  
underwritten by the DAS Group.



## **Up to 15 months' rent paid**

until vacant possession is regained



## **£100,000 legal expenses**

for eviction, property damage & contracts



## **Tenant eviction & mediation handled**

claims filed in under 10 minutes



## **Rent Recovery pursued for you**

24/7 legal advice helpline

## **How it Works**

1

We reference the tenant (credit, ID, income).

2

Policy auto-activates when the tenancy starts.

3

We file the claim – you receive rent monthly while we resolve the issue.

*Rent Protection is optional at £22.58+ VAT per tenancy, per month; terms available on request. Cover provided by DAS Legal Expenses Insurance Company.*



# Accreditations & Partnerships

Regulated, trusted and widely featured across the UK property sector

Regulatory & Compliance



Have questions or ready to begin?  
Contact our friendly team today.

 [lettings@calebproperty.com](mailto:lettings@calebproperty.com)





# CASE STUDY – AST



- Purchase Price
- Rent per Month
- Managed Fee (inc VAT)
- Insurance per Month
- Monthly NET Returns

## High Street Agent

**£220,000**

**£1,420**

**15%**

**N/A**

**£1,138**

**Annual NET Yield**

**6.2%**



**£220,000**

**£1,420**

**9.6%**

**£22.58**

**£1,261.10**

**6.88%**



## FAQs



### **Q: Where do you operate?**

We offer property management across England and Wales.



### **Q: How quickly can you let my property?**

On average, we secure tenants within 17 days of listing.



### **Q: Can I contact someone directly?**

Yes. You'll have a dedicated point of contact and emergency escalation to a senior team member if required.



### **Q: Do you handle legal compliance?**

Yes. We assist with all required safety certificates, deposit protection, and legal compliance obligations.



### **Q: Is there a contract lock-in?**

We offer flexible terms. Terminate with 30 days' notice if you're not satisfied - no penalties.





# **CALEB PROPERTIES**

Property Management



 [lettings@calebproperty.com](mailto:lettings@calebproperty.com)  
 [www.calebproperty.com](http://www.calebproperty.com)  
