

Camwest Property and Management

Reply and Application Form

Full Name _____
Address _____

Telephone (inc. STD code) _____
Mobile _____ Fax _____
Email _____ GMT time difference _____

Where ever possible we like to meet prospective clients and discuss their particular requirements. However, detailed information at this stage does enable us to provide the most efficient service possible. Therefore responses to the following are very welcome:

- I hereby instruct **Camwest Property and Management** to identify and report on suitable properties for possible purchase by myself.
- I wish **Camwest** to let and manage the property until such time as I instruct otherwise.
- My principle objective is to buy for investment.
- My principle objective is to buy for immediate occupation.
- My principle objective is to buy for future occupation, but to let in the meantime.

Please report to me (without obligation) on recommended opportunities in the following locations:

- Cambridge
- Exeter

Please indicate which types of property outlined are of interest:

Cambridge

1. Modern or converted flat.
Net Yields: 4 – 5 %
Minimum capital required = £30,000
Typical price range including all costs: £120,000 - £175,000
2. Modern or Victorian terraced house in up and coming street, with 2 to 3 bedrooms.
Net Yields: 4 – 6 %
Minimum capital required = £40,000
Typical price range, including all costs: £145,000 - £225,000
3. Modern or Victorian terrace or semi-detached house in established location, 3 to 4 bedrooms.
Net Yields: 3 - 5 %
Minimum capital required = £65,000
Typical price range including all costs: £245,000 - £395,000
4. A large, detached house in favourable location.
Net Yields: 3 - 4 %
Minimum capital required = £85,000
Typical price range including all costs: £395,000 - £500,000+
5. Building plots or development sites
Minimum capital required = £75,000

Exeter

6. Modern or converted flat.
Net Yields: 4 – 6 %
Minimum capital required = £20,000
Typical price range including all costs: £75,000 - £120,000
7. Modern or Victorian terraced house in up-and-coming street, with 2 to 3 bedrooms.
Net Yields: 5 - 7 %
Minimum capital required = £25,000
Typical price range, including all costs: £90,000 - £130,000
8. Modern or Victorian terrace or semi-detached house in established location, 3 to 4 bedrooms.
Net Yields: 4 - 6 %
Minimum capital required = £35,000
Typical price range including all costs: £130,000 - £180,000

9. A larger terraced house in a favourable location for students or young professionals.
Net Yields: 6 – 8 %
Minimum capital required = £50,000
Typical price range including all costs: £185,000 - £295,000

10. Building plots or development sites
Minimum capital required = £50,000

I have up to £_____ available for the purchase of a property.

I may require a mortgage of up to _____% of the property price. (The maximum gearing is 80% of purchase price.)

My solicitor's details are:

Name:

Address:

Telephone:

Fax:

Email:

I would like **Camwest** to recommend a suitable independent firm of solicitors.

Signature_____ Date_____

Name_____

I became aware of **Camwest Property and Management** through:

- Existing **Camwest** clients
- Internet
- Magazine advertising
- Other (please specify)

Camwest Property and Management

Fees and Terms

Camwest provides a comprehensive service tailored to each individual client. He or she may use all or part of our service, with fees paid accordingly. A client is under no obligation to pay any fees until, and if, he or she exchanges contracts on the purchase of a property recommended or advised by Camwest. All consultancy regarding property and finance, including reports, investment appraisals and visits to properties carry no charge.

- **Acquisition Fees** - 1.5 % + VAT (at the prevailing rate) of purchase price.
- **Mortgage Sourcing** – We are able to introduce our clients to mortgage finance through our specialist independent brokers. They charge their own fees that are, for illustration purposes, 1% + VAT of the mortgage loan.
- **Project Management Fees** – 12.5 % + VAT of refurbishment and improvement costs, payable at agreed intervals during the course of works.
- **Furnishing Costs** – An all inclusive fee, agreed with the client, to include handling costs, fitting and decoration. The budget in each case will vary to suit the type of property and tenants.
- **Letting and Management Fees** – 12.5% + VAT of gross rents payable. This service includes tenant credit searches, maintenance inspections, collection and payment of rents and quarterly inspection reports.

Legal Liability Limitation – Camwest Property and Management (CPM) takes all reasonable care in respect of advice given. The legal liability of CPM and of its shareholders, directors, agents and employees, for damages or other remedies for any loss to the client (or others claiming under the client), howsoever caused as a result of any breach of duty or as a result of error or due to any act of CPM or its shareholders, directors, agents and employees, whether negligent or not, shall however, be limited in all cases to the extent of the fees of CPM otherwise payable for the process in which such act or error occurred.

Termination of Agreement – Termination by a client of CPM's employment as acquisition, letting or management agent shall have no effect upon a client's liability to pay the letting and management fee as per the terms above. Such a termination shall not alter retrospectively the terms and conditions between CPM and the client as contained in this text or such modifications to the above terms as have been made by the previous written agreement between both parties. Termination of CPM's employment as managing agents shall be by three months written notice and such termination to be coterminous with the termination date of the current tenancy of the property in question.