

LANDLORD FEES

Three levels of service are on offer which include **Fully Managed, Introduction of Tenant** as well as **Rent Collection** and **Tenant Find**.

FULLY MANAGED SERVICE LEVEL

Have peace of mind with the fully managed level of service. Ashton Reeves will find you a tenant, put the through a referencing process and move them in, we will also look after your tenant for the duration of your tenancy agreement. Fees apply for this service.

Set Up Fee - 78% of One Months Rent Including VAT

Introduction of the Tenant to the Landlord's Property in accordance with the Landlord's guidelines. This will include fully marketing the property, giving relevant advice on refurbishment and any compliance issues. Within the marketing package we advertise the property, erect a board in accordance with Town and Country Planning Act 1990 and carry out accompanied viewings. We also include Insurance for Rent and Legal cover within the cost of the initial tenancy.

Monthly Fee – This is a Percentage of the Monthly Rent - 12% Including VAT

We shall deduct 12% Including VAT per month from the rent account, prior to transferring to the Landlords allocated bank account (**subject to a minimum fee of £84 including VAT**) and sending of monthly statements. This package will include two, six monthly routine visits in the first year and then once annually from then on, arranging repairs and holding keys during the tenancy period. Provide advice of any rent arrear issues but fees may apply in the pursuance of court activities (see Court attendance). This also includes the registration of the deposit into the DPS scheme. Any renewals of a current agreement will be FOC.

Inventory Fee – Please See Separate Cover

An inventory will be mandatory for this package, being a catalogue of the properties condition, an unbiased report of such and including any items being left at the property. This is a variable cost dependant on the amount of rooms and size of the property, carried out by an independent company.

Check In – Please See Separate Cover

Check in will be charged to the Landlord, a date will be agreed with the tenant and instructions will be given to the provider to meet with the tenant and agree the inventory. Check out will be covered by the tenant and within that any disputed amounts will be put forward for formal adjudication.

Gas Safety Certificate - £72 Including VAT

This fee is applicable if we organise a Gas Safety Certificate on behalf of the Landlord. The Landlord is responsible for ensuring that all gas appliances are inspected and maintained in accordance with the Gas Safety (Installation and Use) Regulations 1994. The Landlord agrees to provide to the Agent evidence of compliance before a tenancy agreement is signed, with such regulations and the Agent reserves the right to instruct a 'Gas Safe' registered engineer to carry out necessary works to comply with such regulations and to recover from the Landlord any charges reasonably incurred in this regard.

Court Attendance – Please see separate cover

If unforeseen circumstances demand that Ashton Reeves represent you in court then these fees apply.

Landlords Residing Overseas - £12 Including VAT

This is an additional fee on top of the management fee each month to cover costs such as postage, telephone calls and Inland Revenue queries.

Inventory Fees – Including VAT

	Unfurnished	Furnished
Studio/One Bed	£ 78.00	£90.00
Two Bed	£90.00	£114.00
Three Bed	£114.00	£126.00
Four Bed	£126.00	£156.00
Five Bed +	Prices on application	Prices on application

Check-In – Including VAT

	Unfurnished	Furnished
Studio/One Bed	£54.00	£60.00
Two Bed	£66.00	£72.00
Three Bed	£78.00	£84.00
Four Bed	£90.00	£102.00
Five Bed +	Prices on application	Prices on Application

Client Money Protection (CMP) Provided By: **ARLA**

Independent Redress Provided By: **TPOs**

Tenant Find and Rent Collect Service Level

All fees applicable are stated below. All services on offer will be additional fees and are described in the fully managed package. Within this service Ashton Reeves will market and advertise your property, erect a board in accordance with Town and Country Planning Act 1990 and carry out accompanied viewings. We give an accurate account of the tenant's suitability to your property.

Set up Fee – 72% of One Months Rent Including VAT

The fee is for introducing the Tenant to the Landlord's Property in accordance with the Landlord's specification. This will include marketing the property in line with the fully managed service.

Monthly Management Fee – 8.4% Including VAT - Charged Monthly

The fee will be deducted by the Agent from the Rent on a monthly basis prior to forwarding to the Landlord's allocated bank account. **(Subject to a minimum fee of £60 including VAT).**

Court Attendance – Please see separate cover

If unforeseen circumstances demand that Ashton Reeves serve notice and represent you in court then these fees apply.

Introduction of Tenant Only

Ashton Reeves will take a fee for introducing a Tenant to the Landlord's property, this amount will be deducted by the Agent from the first months rent. Within this service Ashton Reeves will market and advertise your property, erect a board in accordance with Town and Country Planning Act 1990 and carry out accompanied viewings. We give an accurate account of the tenant's suitability to your property.

Finders Fee – 96% of the First Months Rent Including VAT

We will market and advertise the property to find a suitable Tenant, draw up Tenancy Agreements and take them through the process of moving in.

Court Attendance – Please see separate cover

If unforeseen circumstances demand that Ashton Reeves serve notice to your tenants and represent you in court then these fees apply.

Other Fee's

Court Attendance Fees

Fully managed	£180 including VAT
Rent collect	£180 including VAT for attendance on Section 8 (eviction for rent arrears) £180 including VAT to serve section 21 notice (eviction on grounds other than arrears)
Tenant find	£420 including VAT to serve one notice £540 including VAT to serve two notices