

## 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 - 72% of One Month's 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.

### 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.

### 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 – 78% of One Month's 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**).

### 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 month's 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.

### Set-up Fee – 96% of One Month's 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 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

### Inventory Services

Ashton Reeves can organize an Inventory for you via a 3<sup>rd</sup> party company, see below for costing on all services. An inventory will provide protection for the security deposit and is in the best interest of the landlord and the tenant for one to be carried out. You are always welcome to make your own inventory even when your landlord has made another version. Tenancy inventory checks are widely used and recommended, but not legally required. ... It's the landlord's responsibility to prove that the tenant has done damage to the property and thus that deposit deductions are due

### Inventory & Check In Fees – Including VAT

	Unfurnished	Furnished
Studio/One Bed	£105.00	£120.00
Two Bed	£123.00	£150.00
Three Bed	£153.00	£168.00
Four Bed	£171.00	£207.00
Five Bed +	Prices on application	Prices on application

### Check Out Fee – Including VAT

	Unfurnished	Furnished
Studio/One Bed	£66.00	£78.00
Two Bedroom	£78.00	£84.00
Three Bedroom	£90.00	£102.00
Four Bedroom	£102.00	£114.00
Five +	Prices on Application	Prices on Application

### Rent Guarantee - £200 + VAT (Upfront) or £25.00 + VAT Monthly.

Whether you're relying on the rent to cover the cost of the mortgage on your buy-to-let property or you're letting to new tenants, Rent Guarantee Insurance ensures you can still receive your rental income should the unexpected occur. It covers missed rental payments, as well as legal expenses. We offer this as a one-off payment for the year of £200.00 + VAT or a monthly fee off £25.00 + VAT.

### Gas Safety Certificate - £90 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.

### EPC Report – 75.00 + VAT

This fee is if you require an EPC to be carried out. An **EPC** gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years. The **EPC Regulations** state that it is the property owner's responsibility to supply potential buyers or tenants with a valid **EPC** at the outset of any transaction.

### Electrical Report - £175.00 + VAT

This fee is if you would like Ashton Reeves to arrange an Electrical report. An electrical installation condition report is required as all electrical installations deteriorate over time. It is recommended that they should be inspected and tested every "3 to 5 years". Such electrical safety checks are commonly known as 'periodic inspections' or 'electrical installation condition reports'.

### TA Only - £175.00 + VAT

Ashton Reeves can supply a assured shorthold tenancy for your tenants. This will involve us supplying the AST to the landlord for the landlord to then get signed by his/her tenants.

### Full Renewal - £275.00 + VAT

If you would like Ashton Reeves to supply a new AST (Assured shorthold tenancies) This will involve typing up a new tenancy and arranging for the tenants to come to the office to sign.

### Referencing + TA - £400.00 + VAT

This is for if you need your prospective tenants fully referenced and would like Ashton Reeves to supply a new AST and arrange for your tenants to sign the new contract.

<b>Other Fee's</b>	
<b>Court Attendance Fees</b>	
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

### **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.

### **Issue of Notice - £150 + VAT**

This fee is applicable if you would like Ashton Reeves to serve an issue of notice to your tenants. A landlord must give a tenant a minimum of two months' notice, in writing. Serving a Section 21 Notice can occur at any time after the start of the tenancy but notice cannot end earlier than the end of the fixed term.

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

Independent Redress Provided By: **TPOs**