



Fees to Landlords

LETTING SERVICE:

8% PLUS VAT (9.6% INCLUSIVE OF VAT) OF THE ANNUAL RENT ACHIEVED.

INCLUDES:

- Advertise property.
- Carry out viewings.
- Find a suitable tenant.
- Negotiate terms of tenancy.
- Arrange for any pre tenancy works required.
- Organise the GSC and EPC to be carried out pre tenancy.
- Negotiate tenancy renewals.

FULLY MANAGED LETTING SERVICE:

13% PLUS VAT (15.6% INCLUSIVE OF VAT) OF THE ANNUAL RENT ACHIEVED.

INCLUDES:

- Advertise property.
- Carry out viewings.
- Find a suitable tenant.
- Negotiate terms of tenancy and draw up tenancy agreement.
- Arrange for any pre tenancy works required.
- Organise the GSC and EPC to be carried out pre tenancy.
- Negotiate tenancy renewals.
- Collection and processing of rent.
- Help to recover rent arrears.
- Ensure compliance with latest legislation.
- Dedicated property management team.
- Twice yearly inspections.
- 24 Hour emergency service for tenants.
- Act as liaison between you and the tenant.
- Arrange repairs, maintenance and refurbishments.
- Instruct approved contractors on your behalf.
- Access to competitive contractor pricing.
- Settle accounts on your behalf.

IF YOU HAVE ANY QUESTIONS FEEL FREE TO ASK A MEMBER OF OUR TEAM.

Astons London is a member of the ARLA Client Money Protection Scheme and our redress scheme for consumers is The Property Ombudsman.



ADDITIONAL FEES:

FOR MAJOR REPAIRS AND REFURBISHMENT WORKS AN ADMINISTRATION AND PROJECT MANAGEMENT FEE OF 12% INCLUSIVE OF VAT WILL BE APPLIED TO THE INVOICE VALUE.

Rent collection: 2.4% inc vat

Check In Inventory: TENANT FEE BAN 1st JUNE 2019. As of the 1st June 2019 it will be the landlord's responsibility to pay for both the check in and checkout reports should they require.

Costs below are quoted for check in or check out only.

Studio/ 1 Bedroom property:	£150.00 inc vat.
2 Bedroom properties:	£165.00 inc vat.
3 Bedroom properties:	£175.00 inc vat.
4+Bedroom properties:	£195.00 inc vat.

Undertake an updated Schedule of Condition based on the original inventory.

Preparation of Tenancy Agreement:

A charge of £288.00 inclusive of vat will be charged for the preparation of the tenancy agreement, setting up of the standing orders and administration. Upon any extension of the tenancy agreement a charge of £180.00 inclusive of vat will be charged for the preparation of the agreement.

Continuation of Tenancy (Periodic Tenancy):

For any periodic tenancy or continuation of the original tenancy agreement after the initial agreed term, a charge of 9.6% inclusive of VAT of the monthly rent will be payable by the landlord until the tenant vacates the property;

- Tenant and Guarantor Reference (Per Tenant) £18.00 inc vat.
- Tenants deposit submission to a government approved scheme: £28.00 inc vat.
- Landlord insurance and rent protection (12 month period) £118.80 inc vat.
- Gas Safety Check: £150.00 inc vat.
- Portable appliance check: £150.00 inc vat.
- Energy Performance Certificate: £ 84.00 inc vat.

FOR ALL OTHER CHARGES PLEASE ASK FOR A COPY OF OUR TERMS OF BUSINESS.

Waiting at Property: In the event that a contractor is instructed to attend the property who is unable to collect keys from our offices or to give a specific date and time of a call we will charge waiting time at the property of £30.00 plus VAT per hour.

Duplicate Statement: In the event that we are requested by you, your representative or your accountant to provide duplicate statements a charge of £2.50 plus VAT per statement will be made, subject to a minimum charge of £10.00 plus VAT. However, upon written requests we will provide at no extra cost an annual income and expense report, which should be suitable for your tax or your accounting purposes.

Other Fees: Additional fees will be payable in respect of our dealing with applications for market rents, rent assessment committees or any other Court or Tribunal or other protracted correspondence on your behalf.