

# ASHBOURNE

Estate Agents

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

IS AN ARLA LICENSED MEMBER  
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CLIENT MONEY PROTECTION  
(CMP) PROVIDED BY: ARLA



INDEPENDENT REDRESS  
PROVIDED BY: TPOs



## FEES TO: LANDLORDS

WWW.ASHBOURNE-ESTATEAGENTS.CO.UK

- Register landlord and tenant details and protect the security deposit with a Government-authorized scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of tenancy

Renewal Fee:

£\_180.00\_(Inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

LEVEL OF SERVICE OFFERED:

Tenant Find: 90% of rent (Inc VAT)

INCLUDES:

- Collect and remit initial month' rent received
- Agree collection of any shortfall and payment method
- Provide Tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Rent Collection: 12% of rent (Inc VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Fully Managed: 14.4% of rent (Inc VAT)

INCLUDES:

- Collect and remit initial month' rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold Keys throughout the tenancy term
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Setup Fee (Landlords Share):

£\_360.00 (Inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advice on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on Non-resident tax status and HMRC (if relevant)

