

## What will it cost to let my property through Aston & Co? And what do I get for my money?

Aston & Co offer Landlords a hands-on and hands-off approach to letting their property. The levels for service on each option are:

### TENANT FIND ONLY

- Advising on, and agreeing the market rent.
- Advertise the property on national portals including [rightmove.co.uk](http://rightmove.co.uk), [onthemarket.com](http://onthemarket.com) and many more.
- Erecting a "To Let" board in accordance with the Town and Country Planning Act 1990.
- Accompanying viewings, if required.
- Providing notification of non-resident tax status and making HMRC deduction.
- Submit applications to the Landlord and provide advice on the application.
- Perform credit checks and obtain references on the proposed tenants.
- Produce basic inventory with photographic evidence of condition pre tenancy.
- Produce Tenancy Agreement for tenants to sign.
- Lodge deposit with the Deposit Protection Service (DPS) and serve documents on the tenant.

**Fees levied at ½ first month's rent, subject to a minimum fee of £395 including VAT**

### FULLY MANAGED SERVICE

- Advising on, and agreeing the market rent.
- Advertise the property on national portals including [rightmove.co.uk](http://rightmove.co.uk), [onthemarket.com](http://onthemarket.com) and many more.
- Erecting a "To Let" board in accordance with the Town and Country Planning Act 1990.
- Accompanying viewings, if required.
- Providing notification of non-resident tax status and making HMRC deduction.
- Submit applications to the Landlord and provide advice on the application.
- Perform credit checks and obtain references on the proposed tenant(s).
- Produce basic inventory with photographic evidence of condition pre tenancy.
- Produce Tenancy Agreement for tenant(s) to sign.
- Lodge deposit with the Deposit Protection Service (DPS) and serve Prescribed Information on the tenant(s).
- Collect monthly rent, deducting commission and other work and supply monthly statement.
- Pursuance of late rent and rent arrears, and advice on actions to take in the event of rent arrears.
- Quarterly inspections



Aston & Co is a trading name of Aston & Co Estate & Letting Agents Limited.

Registered in England No. 6553697

Registered office: 7 Kevern Close, Wigston, Leicester LE18 2GR

VAT Registration No. 995 9177 42



## RENT GUARANTEE SERVICE

- Advising on, and agreeing the market rent.
- Advertise the property on national portals including rightmove.co.uk, onthemarket.com and many more.
- Erecting a "To Let" board in accordance with the Town and Country Planning Act 1990.
- Accompanying viewings, if required.
- Providing notification of non-resident tax status and making HMRC deduction.
- Submit applications to the Landlord and provide advice on the application.
- Perform credit checks and obtain references on the proposed tenant(s).
- Produce basic inventory with photographic evidence of condition pre tenancy.
- Produce Tenancy Agreement for tenant(s) to sign.
- Lodge deposit with the Deposit Protection Service (DPS) and serve Prescribed Information on the tenant(s).
- Collect monthly rent, deducting commission and other work and supply monthly statement.
- Quarterly inspections
- Pursuance of late rent and rent arrears, and advice on actions to take in the event of rent arrears.
- Rent paid even if the tenant fails to pay \*

**Fees levied at ½ first month's rent, subject to a minimum fee of £395 including VAT and 15% (including VAT) of the rent collected per calendar month.**

### **Additional fees and charges (Including VAT)**

Gas Safety inspection and serving certificate	£72
Energy Performance Certificate	£72
Legionella testing	£60
Rent review fee	£48
Tenancy renewal	£60
Professional Inventory	Quotation available
Court Appearance	£30 per hour
Sale of a property to the tenant	£1800
Withdrawal of a let property	£250 plus disbursements

\*terms and conditions apply. Please speak to a member of staff for further information.



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