

Landlords

Our proven track record and reputation in the private rented sector ensures a fully comprehensive letting and management service, and our local knowledge is second to none. Comprehensive marketing of properties is achieved by means of

- full colour property lists & individual property details
- prominent display boards
- a professional website
- extensive local full colour advertising
- a computer database of hundreds of prospective tenants

Individually prepared tenancy agreements and comprehensive inventories provide protection and care for landlords and tenants, just as regular inspections and our expert management allow peace of mind for all concerned.

At Ashby Lowery we want to be as flexible as possible with the services we offer to Landlords. With this in mind, we detail below our competitive fee structure for letting a residential property:

Choose from 3 distinct levels of service, as follows:

Level 1 – Setting up only
We will

- advertise your property extensively
- produce high quality colour property details
- organise and conduct viewings
- take up applicant references
- produce a fully detailed inventory

and deal with the tenants' move-in at our offices on the first day of the tenancy.

The fee for this service starts at £350 and precise fees are dependent on several factors including the amount of rent due and the size and location of the property.

Level 2 – Setting up and Rent Collection

This includes all of Level 1 features plus we will collect the rent and pay the required amount to the landlord.

We monitor rent payments to ensure these remain in accordance with the tenancy agreement and we will provide our professional advice should any difficulty be encountered.

The fee for this service is a setting-up charge from £235 plus 5% of the rent collected (+ VAT)

Level 3 – Fully Managed

This includes all features of Level 1 and Level 2 plus we will liaise with the tenants on behalf of the landlord on all matters relating to the tenancy.

This means we will

- arrange any repairs that become necessary, obtaining quotations from our regular contractors or those of the landlord's choosing if applicable
- carry out regular inspections of the property and report back to the landlord over any issues that come to our attention at that time, or any reported to us by the tenants

The fee for this service starts at 10% of the rent collected (+ VAT) and the setting-up charge starts from £235

Our competitive charges represent excellent value for a first-class service; optional insurances and rent guarantee are also available; we offer the most extensive portfolio of rented accommodation in the area; viewing appointments are always accompanied and arranged to suit prospective tenants' diaries; bonded client's accounts ensures total protection for tenants' deposits.

Contact us now to arrange your no-obligation rent appraisal.