



Terms of Business

MARTIN&CO

Agency details

Martin & Co Reading
21 Whitley Street
Reading
Berkshire, RG2 0EG
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Agency proprietor

JAA Property Services Limited t/a Martin & Co (Reading)
Registered No: 07663327
Registered Office Address
132 Wargrave Road, Twyford, Reading, Berkshire, RG10 9PN
VAT No: 115773120

What is included within each service

Fully Managed

Rent
Receipt

Tenant Find Only

* Terms and conditions as below.

Terms & Conditions

1. You must be a client of the agency at the time that a claim is made and remain a client throughout the period of claim, and;
2. Be compliant with your obligations as a landlord under the agency's Terms of Business, and;
3. Be compliant with your obligations as a landlord under any Tenancy Agreement in force at a property involved in a claim, and;
4. That any tenant involved in claim must have passed the agency's approved referencing procedures without special conditions being applied.
5. The Eviction Service cover is only where possession is required specifically due to rent arrears. It covers for the legal costs up until the first hearing and does not include costs associated with any defended or counterclaim action by the tenant.

Standard charges Tick the box for service required	Fully Managed <input type="checkbox"/>	Rent Receipt <input type="checkbox"/>	Tenant Find Only <input type="checkbox"/>
New tenancy set up Â£	£195.00 plus VAT £234.00 including VAT	£195.00 plus VAT £234.00 including VAT	£750.00 plus VAT £900.00 including VAT
Monthly commission %	12.00% plus VAT 14.40% including VAT	9.00% plus VAT 10.80% including VAT	
Deposit registration (per Security Deposit)		£35.00 plus VAT £42.00 including VAT	£35.00 plus VAT £42.00 including VAT
Tenancy renewal and /or rent review	£95.00 plus VAT £114.00 including VAT	£95.00 plus VAT £114.00 including VAT	£95.00 plus VAT £114.00 including VAT
Tenancy check out	at cost	at cost	at cost
Inventory fee dependent upon property size. From	£135.00 plus VAT £162.00 including VAT	£135.00 plus VAT £162.00 including VAT	£135.00 plus VAT £162.00 including VAT
Additional property visits (per visit)			£50.00 plus VAT £60.00 including VAT
Preparation of documents for dispute or court	£125.00 plus VAT £150.00 including VAT	£125.00 plus VAT £150.00 including VAT	£125.00 plus VAT £150.00 including VAT
Sale of the property to a sitting tenant or a third party introduced by ourselves	1.25% plus VAT 1.50% including VAT	1.25% plus VAT 1.50% including VAT	1.25% plus VAT 1.50% including VAT
Early termination of management agreement	£750.00 plus VAT £900.00 including VAT	£750.00 plus VAT £900.00 including VAT	
Withdrawal from an agreed offer	£150.00 plus VAT £180.00 including VAT	£150.00 plus VAT £180.00 including VAT	£150.00 plus VAT £180.00 including VAT
Provision of duplicate documents or statements	£15.00 plus VAT £18.00 including VAT	£15.00 plus VAT £18.00 including VAT	£15.00 plus VAT £18.00 including VAT
Attendance at Court per half day	£150.00 plus VAT £180.00 including VAT	£150.00 plus VAT £180.00 including VAT	£150.00 plus VAT £180.00 including VAT

* For illustration purposes only, the monthly commission payable on £500 rent would be £60.00 (£72.00 inc Vat) for a Fully Managed service