



# RESIDENTIAL ASSET MANAGEMENT

## SERVICES FOR LPA RECEIVERS

Atwell Martin is an established firm of Chartered Surveyors specialising in the preparation, letting & management of residential property on a national basis. We work alongside LPA Receivers to ensure that day to day management requirements are fully addressed and that single units or portfolios are rented at their optimum levels.

With over 15 years of hands on experience we have built up a dedicated team of asset managers. Clients include LPA Receivers, lenders, solicitors and corporate landlords.

A selection of our services is set out below:

- ▶ Occupancy reports and Valuations
- ▶ Attended Repossessions
- ▶ Lock changes
- ▶ Drain down water systems
- ▶ Gas & Electric Safety Reports
- ▶ Condition Reports
- ▶ Cleaning & House clearance
- ▶ Garden & Landscaping
- ▶ Maintenance & Preparation works
- ▶ Full Letting & Management Service

### National Coverage

We operate on a national basis and over the last few years have built up an extensive network which enables us to deal efficiently with day to day management issues. Portfolios are often geographically diverse and we recognise the need to service instructions across a broad base.

### Single Point of Contact

The need for an efficient reporting structure is critical. We ensure that you have a single point of contact to provide updates on progress as well as providing bespoke reports which conform to your systems.

### Sell or Let

Whilst our principle task is to prepare, let and manage properties, we can provide capital valuations and advise on the marketability of units for sale. This will be relevant for preparing exit strategies on both single units or portfolios.

### Letting & Management Services

We offer the full range of rental services together with preparation and furnishing solutions, EPC's and Gas & Electrical Safety Checks. In addition our client accounting division deals with rent collection and disbursements under the RICS Code of Conduct.

### Charges

Our fees are competitively priced and transparently illustrated allowing you to choose from a menu of services depending on your specific requirements. We are happy to work alongside existing advisors to give maximum flexibility.



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