

Price List for LANDLORDS

This is the price list for landlords working with one of our local agents.

Tenant Find and Check In

We will market your property; including rent appraisal, photography and preparation of details, marketing on the portals & To-Let Board with our dynamic LiveText(TM) feature that offers prospective tenants an SMS textback service to get your property details any time of day or night. Also includes accompanied viewings, full tenant referencing, inventory, tenancy agreement, 1st month rent collected and paid to you, deposit collected and registered (with TDS) and move in.

£270 (inc vat)
(When managed by us)

£360 (inc vat)
(When not managed by us)

Please note we operate on a sole agency basis and that if you decide to discontinue the marketing with us you will have to pay a minimum of the advertising fee (£150 inc vat) and if any viewings have been conducted the whole fee will become payable.

Full Property Management

For those landlords that want us to do everything you would expect from a fully managed service. Includes rent collection with arrears management, managing maintenance issues, tenancy queries, managing certification requirements (e.g. gas safety certificates) and regular property inspections (every 6 months or fewer if you prefer).

£42 (inc vat) pcm
No matter how much the rent

Student or Multi-Unit Property Management

With regular monthly inspections (weekly if required, by arrangement). Includes rent collection with arrears management, managing maintenance issues, tenancy queries, managing certification requirements (e.g. gas safety certificates) and a much tighter management regime that is often required for this type of property.

1 Bed £42 (inc vat) pcm
2 Bed £60 (inc vat) pcm
3 Bed £90 (inc vat) pcm
4 Bed £120 (inc vat) pcm
5 Bed £132 (inc vat) pcm
6+ Bed £144 (inc vat) pcm

Tenancy Sign Up only

For when a landlord has found a tenant for their property but wants us to prepare all the documentation and handle the deposit etc. This does not include an inventory or any property inspections.

£90 (inc vat)

Deposit Registration (included free with tenant find)

This is only charged if the landlord finds their own tenant and moves them in, but asks us to register the deposit on their behalf.

£36 (inc vat)

Checkout fee (For non-managed properties)

Agree with the tenant a check out date and time appointment and attend, making a report of the condition of the property.

£36 (inc vat)

Post-checkout deposit handling (For non-managed properties)

At the end of a tenancy, negotiate with landlord and tenant any disbursement of the security deposit. Unprotect the deposit if we protected it originally with TDS.

£36 (inc vat)

Re-Sign a Tenancy Agreement

£66 (inc vat)

Charged to the landlord when a tenancy expires and a new tenancy agreement is requested rather than allowing a tenancy to become periodic or if we need to change any tenancy details (using a Deed of Variation). Includes a rent review.

Additional property visits

£20 (inc vat) per visit

To attend for specific requests such as neighbour disputes, when more visits are required to monitor the tenancy, statutory visits as requested by the council or other additional visits requested by the landlord.

Submission of non-resident landlords receipts to HMRC

£60 (inc vat) Quarterly

To remit and balance the financial return to HMRC quarterly. And to respond to any specific query relating to the return from the landlord or HMRC.

Arrangement Fee for works over £1,500

£100 (inc vat)

Arranging access and assessing costs with contractor. Ensuring work has been carried out in accordance with the specification of works. Retaining any warranty or guarantee as a result of any works.

Arrangement Fee for works over £4,000

£200 (inc vat)

Arranging access and assessing costs with contractor. Ensuring work has been carried out in accordance with the specification of works. Retaining any warranty or guarantee as a result of any works.

Arrangement Fee for complete refurbishments

£400 (inc vat)

Arranging access and assessing costs with contractor. Ensuring work has been carried out in accordance with the specification of works. Retaining any warranty or guarantee as a result of any works.

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**Client money protection (CMP)
provided by: arla
www.arla.co.uk**



**Independent redress
provided by: TPOs
www.tpos.co.uk/**



If you have any questions on our fees, please ask a member of staff