

Letting services and fees

Letting a property can sometimes be complex, with every agent having their own take on what a Full Management, Rent Collection and Tenant Find Service entails. The following pages breaks down our service and fees we charge.

What our services includes

	Tenant Find	Rent Collection	Full management
Free rental appraisal	●	●	●
Pictures, floorplan, walk through video and 360 degree virtual tour	●	●	●
Accompanied viewings for only thoroughly qualified applicants	●	●	●
Offer negotiations to ensure you're getting the best deal	●	●	●
Thorough reference checks on each tenant	●	●	●
Preparation of tenancy agreement and arranging for all parties to sign	●	●	●
Property compliance checks	●	●	●
Collection of initial rent and deposit monies from the tenant	●	●	●
Arranging professional pre-tenancy clean*	●	●	●
Arranging inventory and check-in*	●	●	●
Tenancy deposit registration	●	●	●
Renewal negotiations	●	●	●
Access to online portal	●	●	●
Monthly statements to show income and expenditure		●	●
Making payment of outgoings such as contractors costs		●	●
Rent reminders sent to tenants		●	●
Collection of rent from tenants		●	●
Free property inspection at month 6 (additional visits incur a charge)			●
Transfer of utilities			●
Arranging the check-out process for when the tenancy ends			●
Free Rent Protection Insurance			●
Eviction cost cover included			●
Comparing the initial check-in with the check-out report			●
Discussions with the tenant regarding any deposit deductions			●
Re-marketing the property to minimise any void periods			●
Carrying out compliance checks before re-letting			●
Arranging any works that need to be carried out prior to new tenancy			●

*Additional costs apply

Letting fees

Service	
Full management	12% + VAT of the monthly rent
Rent collection	10% + VAT of the monthly rent
Tenant find	8 % + VAT calculated as a percentage of the annual rent

Additional fees/costs	
Additional property inspection (inspection at month 6 is free)	£60 (£50 + VAT)
Lyss Homes staff member to wait at property for delivery (or other purposes)	£60 (£50 + VAT) per hour
EPC certificate	Varies (3rd party charges)
EICR certificate	Varies (3rd party charges)
Gas safety certificate	Varies (3rd party charges)
End of tenancy cleaning	Varies (3rd party charges)
Check-in inventory	Varies (3rd party charges)
Check-out inventory	Varies (3rd party charges)

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