



Portfolio landlord - fees

January 2022

Fully Managed

Landlord Letting Fee	Dependant on portfolio size	This includes agreeing the market rent and finding a tenant in accordance with the landlords guidelines . All marketing activities to secure a tenant in a compliant way, carrying our accompanied viewings as appropriate. Tenant Referencing and Right to rent chcks of the applicant(s). Including credit status, employment, landlord, and other information as required to assess the affordability criteria of the applicant(s). If required the cost of a Guarantor and/or a permitted occupier is included in the fee. It also includes providing notification of non-resident tax status and making an HMRC deduction.
Management Fee	2 - 5 Properties (10% + VAT) 6 - 14 Properties (8.5% + VAT) 15+ Properties (6% + VAT)	This is a monthly percentage of the rent, for collecting the rent, deducting commission and other works, and supplying monthly statements. When necessary it ncludes chasing and advice on rent arrears. It includes 6-monthly routine visits and a report supplied to the landlord. This fee covers advising all utility providers of any tenancy changes, arranging routine repairs and holding the keys during the tenancy.
Deposit Registration	Dependant on portfolio size	All tenants deposits must be registered – by law – with a Government authorised scheme. This fee is for registering the landlord and tenant details and protecting the security deposit; then providing the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy. The scheme used by Letco is DPS (Deposit Protection Service)

Client Money Protection is supplied by Propertymark. Redress is through The Property Ombudsman

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We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct.

