



Standard Lettings Services & Fees

	Let Only Plus	Rent Collect	Full Management
Initial Tenancy Set-up Fee	£360 incl. VAT		£240 incl. VAT
Monthly Commission		7.5% (9% incl. VAT) of the monthly rent	12% (14.4% incl. VAT) of the monthly rent

Let Only Service

At Homelink Property, our LET ONLY service is designed to help you find and secure the right tenant for your property. We start by advising you on the likely rental income and then market your property online. We arrange viewings between you and prospective tenants (unaccompanied by our agents) and handle negotiations on offers, keeping you informed every step of the way. We conduct thorough background checks and collect holding deposits, the first month's rent, and the tenant's deposit. We also prepare the necessary tenancy agreements and, if provided with your bank details, set up a standing order for rent payments.

Let Only Plus Service

The LET ONLY PLUS service from Homelink Property includes everything offered in our standard LET ONLY service, with the added benefit of accompanied viewings. If your property is currently occupied, we ensure that the existing tenants are given appropriate and lawful notice before any viewings. Additionally, we handle negotiations, collect holding deposits from prospective tenants, and keep you informed about all offers until the tenancy agreement is signed.

Both LET ONLY and LET ONLY PLUS are aimed at experienced, compliant and qualified Landlords who manage their own portfolio of properties, who can confirm that they are fully compliant with current legislation (landlords will need to sign our disclaimer to confirm that Homelink Property will not be held liable for any breaches of any Acts pertaining to letting out your home).

Rent Collect Service

The Rent Collect service from Homelink Property includes advising on, demanding, and accounting for rent throughout the duration of the tenancy, including any extensions or renewals. We handle all rent collection efforts, including sending formal demands, contacting tenants by phone or in writing, and arranging payment. If the tenant has a guarantor as part of their tenancy agreement, we will also pursue payment from the guarantor if the tenant fails to pay the rent.

Fully Managed Service

The Full Management service from Homelink Property offers comprehensive management of your property, building on our Rent Collection service. We handle all tenant inquiries, arrange mandatory safety inspections for gas and electricity at your expense, and conduct periodic property visits, providing you with detailed condition reports. We manage any necessary repairs, servicing, or maintenance to keep your property in good condition and compliant with legal requirements. At the end of the tenancy, we perform a check-out inspection, take meter readings, and provide a re-letting report to assist with re-marketing your property.

Services	Let Only and Let Only Plus	Rent Collect	Full Management
Preparation for market, property details, photographs, advertising on the website and property portals	✓	✓	✓
Erection of a marketing board	✓	N/A	✓
Professional Tenant Referencing including any Guarantors	✓	N/A	✓
Conduct check-in and handover of keys to tenant, including check-in schedule of condition	10% (12% incl. VAT) of one month's rent – min £72 inclusive	10% (12% incl. VAT) of one month's rent – min £72 inclusive	£72 incl. of VAT
Protection of the tenancy deposit, issue of Prescribed Information and deposit scheme documents.	£60 (£72 incl. VAT)	£60 (£72 incl. VAT)	✓
Manage the transfer of utilities to new tenants	£60 (£72 incl. VAT)	£60 (£72 incl. VAT)	✓
Conduct 2 property visits a year & provide inspection report and FFHH report - Additional visits available	£100 (£120 incl. VAT) per visit	£100 (£120 incl. VAT) per visit	£60 (£72 incl. VAT) per visit
Instructing Contractors to deal with maintenance issues (up to £150)	N/A	N/A	£10 (£12 incl. VAT)
Instructing Contractors to deal with maintenance issues (over £150)	N/A	N/A	10% (12% incl. VAT) of the cost of works
Renew occupation contract	£100 (£120 incl VAT)	£100 (£120 incl. VAT)	£60 (£72 incl. VAT)
Conduct check-out of the tenant at the end of the tenancy & provide report	£120 (£144 incl. VAT)	£120 (£144 incl. VAT)	£60 (£72 incl. VAT)
Serving Notice on tenant to leave the property (including pre-check of compliance)	£100 (£120 incl. VAT)	£100 (£120 incl. VAT)	✓
Copies of documents sent by post	Cost of postage plus £10 (£12 incl. VAT)	Cost of postage plus £10 (£12 incl. VAT)	Cost of postage plus £10 (£12 incl. VAT)
Court attendance at eviction hearings (accompanied by landlord's solicitor)	N/A	£120 (£144 incl. VAT) per hour	£120 (£144 incl. VAT) per hour
Void Property Management – attend the property periodically and check for leaks/damage/security issues	£100 (£120 incl. VAT)/month	£100 (£120 incl. VAT)/month	£100 (£120 incl. VAT)/month