

# Choosing the right lettings service for you



	FULLY MANAGED SERVICE	FIND A TENANT SERVICE
Free market appraisal	✓	✓
Preparation of letting brochure	✓	✓
Full marketing on major property portals and our own website & social media channels	✓	✓
Love Homes 'To Let' board	✓	✓
Accompanied viewings	✓	✓
Support throughout the process	✓	✓
Preparation of Assured Shorthold Tenancy Agreements	✓	✓
Affordability, Credit, Right to Rent and Referencing checks	✓	✓
Registration of the deposit within the Deposit Protection Scheme	✓	✓
Collection of the first month's rent	✓	✓
Supply a large portfolio of contacts for maintenance and repairs	✓	
Periodic inspections	✓	
Collection of rent	✓	
Arrangements of end of tenancy, key return and final inspections	✓	
<b>FEES</b>		
Set up fee	£375 +vat (£450)	Equivalent to one calendar months rent + vat
Monthly management fee	12% +vat (14.4%)	



**LOVE HOMES**  
INDEPENDENT ESTATE AGENTS

# Additional Services

## **Deposit Registration** **£50 +vat (£60)**

By law all deposits paid by tenants must be registered in a government-approved scheme. This fee covers the registration and protection of the deposit, followed by the issuing of certificates and prescribed information within 30 days of the tenancy start date. Love Homes Estate Agents use the deposit protection scheme to lodge deposits.

## **Inventory** **£130 +vat (£156)**

Inventories are detailed and thorough reports stating the condition of the property at the start and end of tenancy. These reports are completed by an independent specialist who creates an unbiased report which coincides with the tenancy agreement. Inventories vary in price depending on the size of the property.

## **Deposit Dispute** **£100 +vat (£120)**

If there is any dispute at the end of tenancy following the check-out inventory, this fee will cover the compiling of documents to support the landlord and submit details to the Deposit Protection Scheme.

## **Additional Property Visits** **£35 +vat (£42)**

When we are required to visit the property in accordance with your instructions or due to the condition of the property or the way it is occupied.

## **Management Takeover\*** **£300 +vat (£360)**

This fee is charged for the takeover of a management service from your current letting agent, covering a check of the current tenancy agreement (and a new one if required), property visit, carbon dioxide & smoke alarm check, compliance check and the transfer of deposit.

## **Anti Money Laundering Check** **£25 +vat (£30)**

As a lettings agency, it is essential to carry out Anti-Money Laundering (AML) checks to comply with legal and regulatory obligations, particularly under the UK Money Laundering Regulations. These checks help prevent criminals from using property transactions to disguise the origins of illicit funds. This is an annual check.

## **Section 13 Rent Increase Form\*** **£50 +vat (£60)**

The Section 13 Rent Increase form is a formal notice used by landlords in England and Wales to propose an increase in rent for a periodic tenancy.

\*Fully managed service only

All fees and additional services valid from 1st May 2025 and are subject to vat.