

Our services and fee structure

We offer two let-only services for our prospective Landlords; ranging from a competitive tenant find service to a lucrative ‘secure letting’ service.

Service type	Express 'tenant find'	Pro 'securely let'
What's included	Viewings accompanied by York & Lechmere Bespoke tenancy agreement Compliance with local legislation Full tenant referencing and affordability checks Premium property brochure and website listing Round-the-clock negotiations Securing an increased monthly rental amount	Viewings accompanied by York & Lechmere Bespoke tenancy agreement Compliance with local legislation Full tenant referencing and affordability checks Premium property brochure and website listing Round-the-clock negotiations Securing an increased monthly rental amount Replacement tenant in case of termination Routine updates on changes to legislation
Letting Fees	2 weeks' rent (minimum £995)	2 weeks' rent (minimum £995)
Ongoing Tenancy Fees		1 weeks' rent (minimum £495); only payable on 24th and 36th months of the tenancy

Our let-only fee of **2 weeks' rent** is equivalent to **3.8%** in comparison with high street agents' monthly deductions, whilst our ongoing tenancy fee of **1 weeks' rent** is equivalent to **1.9%**, in comparison with in comparison with high street agents.

We also offer many other services alongside our standard let-only services.

Services	Fees
Professional inventory	£95
Arrangement of repairs	£35 <i>per repair</i>
Arrangement of certificates	£35 <i>per certificate</i>
Preparation of deeds	£25 <i>per deed</i>
Additional references	£35 <i>per tenant</i>
Professional deep clean	<i>from</i> £195
Routine inspections	£35 <i>per inspection</i>

YORK
+
LECHMERE



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