



Landlord Fees

Sinclair Properties only offer a fully managed service. We do not offer a 'Let Only' or 'Rent Only Collection Service'.

Our fees structure is as follows.

One-off initial set-up fee of £250.00 (+ VAT).

Management commission of 12% (+ VAT). Management commission of 12.75% (+ VAT) for landlords of licensable HMO's who live overseas.

Tenancy deposit protection fee of £33.00 (+VAT) per tenancy (not per tenant).

Tenancy renewal fee of £100.00 (+ VAT) per new tenant moving in. No fee is charged for existing tenants renewing their tenancy.

Maintenance work:

These hourly rates below only become effective after any allocated free hours have been used up. Each house is allocated 'FREE' maintenance hours depending on its size. The larger the house the more FREE hours.

£29.00 (+ VAT) per hour Monday to Friday 9am - 6pm.

£56.00 (+VAT) per hour for all emergency call-outs outside normal office hours.

There are no fees for many of the services that other agents routinely charge for. eg.

- Providing advice on investment opportunities
- Providing a detailed independent inventory
- Creating a floor plan
- Arranging an EPC, Gas Safety Certificate, Electrical Safety Inspection, PAT testing
- Providing help and advice
- Issuing detailed recommendations
- Advertising your property
- Carrying out viewings
- Taking meter readings 'IN'
- Check in's
- Carrying out three inspections per year
- Check out's
- Taking meter readings 'OUT'
- Regular Rent Statements
- End of Year income and expenditure Tax Statements
- Providing copies of receipts (on an exception basis)
- Advice on property improvements

Full details of our service are in our Terms & Conditions of Business and are available upon request.