



Service	Includes	Cost	Does not include	Typical costs
Tenant find	Visiting the property and taking measurements/photos and creating a description of the property. Promoting the property on digital sites and on our own web site, printing off necessary paperwork and property details for issue. Displaying the property details in our window. Dealing with all enquiries through to the tenant signing the tenancy. Meeting potential tenants at the property.	£450	Anything other than delivering your tenant and carrying out the aforementioned marketing.	Result of Tenant Fees Ban We now have to charge the costs previously charged to the tenant as follows: Referencing £40 per adult over 18 Inventory £150 (approx)
Tenant find and full management	As above but also includes any preparation for letting such as EPC, Gas safety checks, deposit protection administration and registration. Rent collection and reviews included. Overseeing any necessary maintenance. We usually charge 10% for management of repair work over £300 as this usually entails some management of the job.	£400 and with management fee of 7% of the monthly rental.	Charges for the previously mentioned EPC, Gas safety checks etc. These are carried out by tradesman known to us.	

We do not charge for ongoing enquiries from the tenant such as when they have just moved in. It is accepted that tenants need some help when settling down. One or two return visits are allowed for in our pricing, we want everyone to be happy with the property. If a tap is leaking which can be fixed with a new washer for instance, we will do it and charge a small fee if necessary. Regret, we cannot do anything with Gas appliances due to regulations. We interview all tenants and probe their background through various means, all ethical of course! We do not force you to take the first tenant that comes along. Should you be unable to accept any tenants who have passed all checks and are suitable to rent your property, regrettably we must charge in accordance with the above fees but only after two refusals!

We collect rents from the tenants by direct debit and pass it on less any fees. Optionally, a Landlord can leave a float with us for emergencies so repairs can be carried out while you may be away or unavailable. Deposits are lodged with the DPS which is a government approved scheme for securing deposits.

MAKE SURE YOU LOOK AT OUR LANDLORD TESTIMONIALS ON OUR WEBSITE!

<https://www.dorchesterpropertylettings.co.uk/testimonials.aspx>

We are a small but gifted independent agency owned by a husband and wife team and helped by various other tradesmen and admin staff. We have a very good relationship with all our landlords and most tenants which is how we think it should be. I (Mike) started in property in July 1991. I managed various shopping centres for institutional Landlords which included blocks of flats, project management and business management of large shopping schemes.