LINTEL HOMES
SALES & LETTINGS

Full Management

We let the property and then run the whole of the tenancy for you: the rent, the paperwork, repairs, safety compliance, inspections and everything that follows from them.

LETTING FEE

£200 + VAT

£240 including VAT

Deducted from the first month's rent, each time we let the property. Not charged if we do not let it.

MANAGEMENT FEE

10% + VAT of rent collected

12% of the rent including VAT

Deducted from the rent as it arrives. No minimum term, and one month's notice on either side.

Letting your property

- Rental valuation, with recent local lets evidenced
- Professional photography, floorplan and To Let board
- Advertised on lintelhomes.co.uk and sent to our registered applicants
- Accompanied viewings, Saturdays included
- Referencing on every applicant, included in the fee
- Private Residential Tenancy drawn up on the Scottish Government model
- Inventory and schedule of condition, written and photographed
- Deposit collected and lodged with an approved scheme within 30 working days
- Guidance on landlord registration with your local authority

Managing it, month by month

- Rent collected monthly and paid over with a written statement
- Arrears chased from the day they arise, and escalated
- Annual rent review, with the rent-increase notice served correctly
- Repairs handled end to end, with contractors billed at their own price
- The Repairing Standard maintained and evidenced
- Gas safety annually and an electrical report every five years
- EPC, interlinked smoke and heat alarms, and legionella assessment tracked
- Property inspections with a written photographic report
- Utility and council tax notified at every change of tenancy
- Emergency line outside office hours
- Notice to Leave prepared and served on the correct statutory ground
- First-tier Tribunal applications prepared and lodged
- Check-out inspection, deposit return agreed, and adjudication handled if it is disputed
- Year-end statement for your tax return

Nothing to pay until your property is let

We charge no upfront fees. There is no fee for instructing us, for marketing your property or for finding your tenant until the tenancy begins, and under Full Management our fees come out of rent we have collected. If we do not let your property, you pay us nothing.

A person who knows your property

You deal with someone who has been in the property and knows the tenancy. We reply to calls and emails within one working day, and pay your rent over by the 5th of each month with a written statement.

The rest of the schedule, so nothing is left out. Charged only where it arises: tenancy renewal £200 + VAT; vacant property management between tenancies £200 + VAT a month; non-resident landlord scheme £15 + VAT a month; our time on work outside the service £50 + VAT an hour. Passed on at the supplier's own invoice: safety certificates at cost + £30 + VAT to arrange; landlord registration at cost. Repairs are the contractor's invoice and nothing more. A tenancy that is already running comes on at the percentage alone, with no letting fee. A safety certificate the property needs before it can be let is the contractor's own invoice and our flat fee to arrange, and only where you ask us to arrange it.

+44 131 381 3500 lettings@lintelhomes.co.uk lintelhomes.co.uk/landlords 93 George Street, Edinburgh EH2 3ES

Schedule of fees effective 11 November 2026, published in full at lintelhomes.co.uk/landlords/fees. Our fees are shown before VAT. VAT at 20% is added to each one. Every fee is the landlord's to pay; none may be charged to a tenant. Lintel Homes Ltd, registered in Scotland SC898566. Letting agent registration LARN2610004. VAT registration GB 526818078. Client money protected by Propertymark Client Money Protection (member C0142635). Member of The Property Ombudsman (T14765-0).