LINTEL HOMES
SALES & LETTINGS

Let Only

We find the tenant, carry out the checks and put the tenancy in place. From the day it starts, the property is yours to run. We charge no upfront fees: the fee falls due on the day the tenancy begins, and if we do not let your property you pay us nothing.

LET ONLY FEE

£500 + VAT

£600 including VAT

Once, on the day the tenancy begins. Not for as long as the tenant remains.

What the fee covers

1. **Rental valuation, with recent local lets evidenced**
   A free, no-obligation valuation of the rent, with the recent lets nearby that it rests on.
2. **Professional photography, floorplan and To Let board**
   The property photographed, a floorplan drawn, and a To Let board where the building allows one.
3. **Advertised on lintelhomes.co.uk and sent to our registered applicants**
   The listing on our own site, and sent straight to the applicants registered with us whose search it answers.
4. **Accompanied viewings, Saturdays included**
   We show every applicant round ourselves and tell you what each one said.
5. **Referencing on every applicant, included in the fee**
   Identity, income, credit history and a previous landlord's reference on every adult, at no charge to you or to them.
6. **Private Residential Tenancy drawn up on the Scottish Government model**
   The tenancy agreement on the Scottish Government's model, signed by everybody and issued correctly.
7. **Inventory and schedule of condition, written and photographed**
   The contents and condition of the property recorded and photographed at the start, so the end of the tenancy is not an argument.
8. **Deposit collected and lodged with an approved scheme within 30 working days**
   The deposit taken from the tenant and lodged, with the prescribed information given to them.
9. **Guidance on landlord registration with your local authority**
   What the council needs from you, and by when, before the property is advertised.

No let, no fee.

The valuation, the photography, the advertising and the viewings are ours to carry until a tenant moves in.

One fee, published.

The same for every landlord and every property, and written into your terms of business before you instruct us.

Rather we carried on?

Full Management runs the tenancy for you after move-in, at 10% + VAT of the rent collected with a letting fee of £200 + VAT in place of this one.

Before a tenant can move in.

The property needs landlord registration, an Energy Performance Certificate, a gas safety record where there is gas, an electrical report, interlinked alarms and a legionella risk assessment. We can arrange any you do not have: safety certificates at cost + £30 + VAT to arrange.

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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).