Clear, Simple, Fully Inclusive and Honest Pricing . . .

Successful letting is financially rewarding. RentLocally will help you maximise the rental income from your property by offering expert advice, marketing the property widely and finding you the most suitable tenants.

We understand that landlords come in all different shapes and sizes,which is why RentLocally will offer you precisely the level of service that you require, from a basic let only service to full management - or any stage in between.

You can choose from Fully Managed, Let Only or Tenant Finder. Whatever service level you opt for, we're here to help you let your property quickly and efficiently.

Fully Managed

FULLY MANAGED is a comprehensive property management service designed to alleviate landlords from the burden of day-to-day property letting tasks, allowing them to fully enjoy the financial benefits. With RentLocally's expertise, we handle all aspects of managing your property, from assessing its rental value and marketing it online, to tenant selection and ongoing communication, as well as providing valuable property advice to maximize your return on investment.

Our fees for full management are calculated as a percentage of your monthly rent, ranging between 10% - 15%. The specific percentage depends on factors such as the property's characteristics, rental valuation, and anticipated tenancy type. To obtain an accurate indication of the cost, we highly recommend contacting our sales team at 0131 445 9900. For a complete breakdown of any initial fees, please refer to our costs table.

By choosing our FULLY MANAGED service, you can free up your time and trust in our professional approach to handle every aspect of your property management, ensuring a seamless and hassle-free experience. We are committed to providing exceptional service and helping you optimize your property's potential. Contact our sales team today to discuss how we can assist you.

Let Only

LET ONLY is a convenient fixed fee service tailored for proactive landlords seeking a streamlined solution for marketing their property, while also benefiting from a comprehensive tenant selection service. With RentLocally's expertise, we will assess the rental value of your property, effectively market it online, and manage all aspects of the tenant selection process, including handling inquiries, conducting viewings, performing credit checks, and referencing.

The cost for our LET ONLY service is 65% of one month's rental, with a minimum charge of £495 plus VAT. This straightforward fee structure ensures you receive exceptional value for money while enjoying the peace of mind that comes with a professional tenant selection process.

Tenant Finder

TENANT FINDER is a low cost entry level into letting for landlords who have the time to participate in the letting process and who ultimately would like to manage their properties after the tenancy is in place. RentLocally will provide you with a desktop valuation based on photos, address and discussion with the you. We will then advertise your property on our extensive network giving you access to potential tenants from all over the UK and the world. We do not carry out any background checks, credit referencing, property veiwing or provide any legal paperwork, this service is for advertising your property only. Any tenant enquiries we received will be passed to you to allow you to conduct your own veiwings. This service is available for a fixed fee of £250 plus VAT.

RentLocally Here to Help

No matter which package you choose, RentLocally is committed to delivering the highest quality service. Since our start in 2008, RentLocally has been dedicated to providing comprehensive property management services across Scotland, effectively meeting the needs of our clients.

At every stage of the process, our experienced team is here to assist you. Whether you have questions or would like to discuss any aspect of our services, please don't hesitate to contact us. You can reach us via email at info@rentlocally.co.uk. We are always ready to provide you with the answers you seek.

Whether you're a first-time landlord seeking to enter the rental market or an experienced landlord looking for top-notch service, RentLocally is your trusted partner. We pride ourselves as 'The Better Letting People,' dedicated to making your property management experience seamless and successful.

Choose RentLocally for excellence in property management. Your success is our priority.

What's included?

	Tenant Finder	Let Only	Fully Managed
MARKETING			
Dedicated Local Agent		✓	✓
Professional Photography & Virtual Tour		✓	✓
Property Evaluation & Rental Assessment	✓	✓	✓
Advertising on all Meaningful Websites	✓	✓	✓
Tenant Matching		✓	✓
To Let Board		✓	✓
TENANT MANAGEMENT			
Dealing with Tenant Enquiries (pre-letting)		✓	✓
Dealing with Tenant Applications		✓	✓
Viewings Conducted By Agent		✓	✓
Tenant Credit Checking (Let Alliance)		✓	✓
Tenant Referencing		✓	✓
Checking Tenant into Property		✓	✓
Ongoing Tenant Liaison			✓
Checking Tenant out of Property			✓
TENANT MANAGEMENT			
Dealing with Utillity Suppliers & Council Tax			✓
Regular Property Inspections			✓
Repairs Managed by Agent			✓
LEGAL & FINANCIAL MANAGEMENT			
Handle Lease Agreement & Legal Requirements		✓	✓
Annual Rent Assessment			✓
Rent Collection			✓
Pursuing Rent Arrears			✓
Consolidated Financial Statements			✓
Processing NRL Quarterly Returns			✓
PRICES COMPARED (all Prices + VAT)	£250	65% of Monthly rent or £350 min.	12% - 15% + Initial Letting Fee

What are the costs?

	Tenant Finder	Let Only	Fully Managed
Initial Letting Fees			
Advertising Only	£250		
Valuation, Marketing & Advertising		65% of a months rent subject to a minimum of £495	£225
Lease Preperation Fee			£85
Inventory Inc. Photos			£125
Deposit Scheme Submissions Fee			£30
Ongoing Fees			
Property Inspection Fee			£40
Tenant Referencing Fee (per tenant)			£25
Management Fee			12 - 15%
Safety Checks - Guide Prices			
Gas Saferty Check 1 Appliance		Annual	£85
Gas Saferty Check 2 Appliance		Annual	£100
Gas Saferty Check 3 Appliance		Annual	£115
Electrical Wiring Saferty Check (EICR)		Every 5 Years	£150
Portable Appliance Testing		Annual	From £75
Install Battery CO Alarm (inc. Delivery & Test)		Once	£50
Energy Performance Certificate		Every 10 Years	£100
Legionella Initial Risk Assessment		Once	£95
Legionella Annual Review of Risk		Annual	£25
Install Mains Wired Smoke Detection & Heat Detectors to Current Required Standard		Once	Variable Please Ask
HMO Preparation Fee	New HMO Fee £395	HMO Renewal FEE £295	£295

All prices are plus VAT at the current rate