

Letting Agents

	Hume & Co	Sensis	First Fields	Crucible	Merry weathers	Martin & Co	Cedar	DJP	
TENANTS	What is the cost of the admin fee for the tenant?	£100	£200	£75	£120 plus vat for single person £150 for couple plus VAT	Application fee £100 £150 for joint application extra £50 at sign up	£100	£125 for single person the £25 extra per additional person	£175 per property
	Is there a separate charge for Credit search?	No	No	Included in the above	Included in the above	Included in the above	£50 per person	Yes only if on benefits	No
	Do you accept paper bond?	No	No	No	No	No	Only on 1 property	No	No
	Do you ask for a gaurantor and do you charge for this?	under 21's no charge	sometimes	Under 25's or benefits £50 per enquiry	Depending on age / income	Yes £50 charge	Yes no charge depending on income & age	Under 25's or benefits	No
	Do you accept people on benefits?	Yes on specific properties	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Do you request references?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
	Do you offer 12 month tenancies?	No	No	Start on 6 months then can do 12 month AST	Start on 6 months then can do 12 month AST	Yes but dependant on the landlord	Yes but dependant on landlord	Yes dependant on the landlord	Yes but dependant on landlord
LANDLORDS	What is the charge for the landlord?	commision	between 6-10% on rent collected	10% monthly rent - have 3 scales	10%	10 - 12% on rent collected	varies on level of management	10-11% if they find the tenant an extra charge £350	Varies on level of management
	What standards are properties inspected to eg HHSRS Note that: If a Rent in advance loan is taken out via the council then the property will be inspected to HHSRS	Visual inspection	Visual inspection	No	Visual inspection	Visual then quarterly	Visual	Visual	Visual