

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS

Lettings Services – Price Guide & Details

We offer landlords a choice of flexible service levels, tailored to how much involvement you wish to have in the ongoing management of your property.

Let Only Service

If you are comfortable managing your property day-to-day but want professional support in finding the right tenant, our Let Only package is ideal.

Fee: One month's rent + VAT (payable at the start of the tenancy).

What's included:

- Market appraisal and rental valuation of your property.
- Comprehensive marketing across major property portals and our own website.
- Accompanied viewings with prospective tenants.
- Thorough tenant referencing and Right to Rent checks.
- Preparation of the tenancy agreement and relevant compliance documentation.
- Collection of the first month's rent and deposit.
- Transfer of deposit funds to a Government-approved tenancy deposit scheme.

Once the tenancy has started, responsibility for rent collection, maintenance and all ongoing management passes to the landlord.

Fully Managed Service

For complete peace of mind, our Fully Managed service covers every aspect of letting and managing your property.

Fee: £500 + VAT set-up (payable at the start of the tenancy), plus 10% of monthly rent + VAT (collected each month).

What's included:

- Everything listed in the **Let Only Service**, plus:
- Collection and processing of monthly rent, with payments transferred promptly to your account.
- Monthly and annual financial statements.
- Regular property inspections.
- Coordination and management of repairs and maintenance, using trusted local contractors.
- 24/7 contact for tenants in case of emergencies.
- Serving of legal notices and handling tenancy renewals/extensions.
- Ongoing compliance with lettings legislation, including safety checks and certification reminders.
- Professional handling of deposit release and dispute resolution at tenancy end

This service is designed for landlords who prefer a hands-off approach while ensuring their property is well cared for, tenants are supported, and legal obligations are fully met.

Landlord Fees

Tenancy Agreement – £250 (plus VAT). Preparation and issue of the tenancy agreement. Note: This fee is chargeable only when Roderick Thomas are not instructed to market the property, and only to provide a contract. If the property is marketed by us, then the fees within the Let Only or Fully Managed services apply.

Tenancy Renewal (including Section 13 rent review) – £200 (plus VAT)

Inventory – from £100 (incl. VAT)

We work with a specialist inventory provider and would be pleased to arrange this on your behalf at the above cost. This is strongly recommend. This provides an important record of the property's condition and contents and can be relied upon should any dispute arise at the end of the tenancy.

Professional Photography

Our appointed photographer will invoice you directly, with costs dependent on the size and nature of the property. High-quality photography plays a key role in achieving the best possible rental figure and attracting the right calibre of tenant. We therefore organise professional photographs for all new instructions.

Tenant Fees

Holding Deposit

Equivalent to one week's rent, payable to reserve the property. This sum will be deducted from the first month's rent, subject to contract.

Security Deposit

The equivalent of five weeks' rent where the annual rent does not exceed £50,000.

The equivalent of six weeks' rent where the annual rent exceeds £50,000.

Why Let with Roderick Thomas?

Lettings at Roderick Thomas aren't about numbers—they're about getting it right. We offer a tailored, boutique lettings service focused on high-quality homes and responsible tenants.

From property presentation to tenant selection, every step is handled with care and experience. We'll never overload your property with viewings or cut corners on checks.

You can expect honesty, full transparency, and a calm, competent approach that reflects the standard of the property itself. Our reputation is built on trust and long-term thinking, not churn.

Whether you're letting a country home, a listed building, or a smart modern rental, we'll manage it with the same level of precision we bring to our sales. Quietly effective. Expertly handled. That's how lettings should be—and how we do it.

Thinking of letting your property?

Book a lettings valuation with Roderick Thomas for clear, expert advice and a true understanding of your home's rental potential. We don't overpromise or rush the process—we give you honest guidance, backed by decades of experience and deep local knowledge. Whether it's your first rental or part of a portfolio, we'll help you let with clarity, care, and confidence from day one.