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Residential Letting & Property Management Specialists

We offer we three main letting service options, (any bespoke requirements happy to discuss).

Tenant find only;

The terms of remuneration shall be a one off payment of half the agreed monthly rent for successfully finding and placing a tenant(s).

Rent Collection only (no inspections or maintenance organised);

The terms of remuneration shall be 5% for new and subsequent tenancies.

- £50 for any renewals of current tenants.
- £50 additional setup charge if property is let as furnished.
- If an interim inspection is required by the Agent (with report to landlord), is charged at £35 per inspection.
- If a Final Check Out of tenant is required by the Agent, is charged for key collection, meter readings and dilapidation report at £50.

Fully managed;

The terms of remuneration shall be 12% for any new and subsequent tenancies. Just lets shall be entitled to deduct from such income any rent rates or taxes paid by Just Lets in respect of the property, any management expenses by way of maintenance or upkeep providing that such maintenance costs shall be limited to the sum of £150 (one hundred and fifty pounds) per item of repair. Any item of repair requires expenditure in excess of this sum the Owner's prior approval (verbal or written) shall be obtained by the Just Lets.

A Tenancy Set up Fee to include advertising, inventories, check in/out: costs:

- £135 will be made for the initial tenancy of a Studio or 1 Bedroom Property
- £150 will be made for the initial tenancy of a 2 Bedroom Property
- £175 will be made for the initial tenancy of a 3 Bedroom Property
- £200 will be made for the initial tenancy of a 4 or 5 Bedroom Property
- £50 for the renewal of existing tenancies agreements
- £100 for any further new tenant set up's, this fee incorporates all referencing and inventory updating charges as well as all rent guarantees and rent guarantee renewals where applicable.
- An Additional £50 will apply for the Initial and Subsequent tenancies if the property is furnished

An administration charge of 10% of the cost of any maintenance improvement or repair will be made to cover the administrative cost of over seeing any work over and above that maintenance which is considered to be general day to day maintenance.

Fees subject to Vat where applicable (vat currently not charged)



Just Lets St Neots is a trading name of Casares Ltd.
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