

FEE Price Comparison for Letting Agents in the Stockton Area.

The following comparison table was based on information gathered for a property with a rental value unfurnished of £800 per calendar month. This does not include fees that are paid by the potential tenants. All figures are gross and include vat where necessary to give a fair comparison. All fees quoted by the respective letting agents are based on a 'full management service'. All figures assume that the same tenant is resident and does not require another contract to be written as some agents will charge further fees. This also ignores any 'Special Offers' available from time to time via agents.

AGENT	Cost of Energy Performance Certificate	Cost of Gas Safety Certificate**	Initial Set-up Costs	Monthly Management Fee Inc vat(% of monthly rent)	Equivalent monthly Management fee (£)	Check In / Out Fees	Inventory Costs	6 month total costs	12 month total costs	18 month total costs	24 month total costs
Jones Estate Agents	£75	£40	£800	0.00%	£0.00	£0	£0	£915	£915	£915	£915
Below are other local letting agents fees and costs over different terms. The savings made with Jones Estate Agents are shown in red text.											
Blacks Lettings	£65	£45	£300	12.0%	£96.00	£0	£0	£1072.40	£1,734.80	£2397.20	£3,059.60
SAVINGS WITH JONES ESTATE AGENTS:								£157.40	£819.80	£1,482.20	£2,144.60
Browns Lettings	£115	£63.25	£460	14.95%	£119.60	£0	£0	£1,463.49	£2,288.73	£3,113.97	£3,939.21
SAVINGS WITH JONES ESTATE AGENTS:								£548.49	£1,373.73	£2,198.97	£3,024.21
Countrywide Lettings	£90.85	£69	£483	16.1%	£128.80	£0	£0(Included in initial set up costs)	£1,531.57	£2,420.29	£3,309.01	£4,197.73
SAVINGS WITH JONES ESTATE AGENTS:								£616.57	£1,505.29	£2,394.01	£3,282.73
Halifax Lettings	£86.25	£69	£375	13.225%	£105.80	£0	£0	£1,260.27	£1,990.29	£2,720.31	£3,450.33
SAVINGS WITH JONES ESTATE AGENTS:								£345.27	£1,075.29	£1,805.31	£2,535.33
Michael Poole	£50.00	£65	£276	11.5%	£92.00	£0	£0	£1,025.80	£1,660.60	£2,295.40	£2,930.20
SAVINGS WITH JONES ESTATE AGENTS:								£110.80	£745.60	£1,380.40	£2,015.20
Robinsons Let With Us	£57.50	£65	£395	11.5%	£92.00	£0	£0	£1,152.30	£1,787.10	£2,421.90	£3,056.70
SAVINGS WITH JONES ESTATE AGENTS:								£237.30	£872.10	£1,506.90	£2,141.70
Roseberry Newhouse	£86.25	£86.25	£178.25	13.8%	£110.40	£0	£115	£1,227.51	£1,989.27	£2,751.03	£3,512.79
SAVINGS WITH JONES ESTATE AGENTS:								£312.51	£1,074.27	£1,836.03	£2,597.79
Specialist Lettings Management (SLM)	£90.85	£63.25	£57.50	15.0%	£120.00	£57.50	£115.00	£1,154.60	£1,982.60	£2,810.60	£3,638.60
SAVINGS WITH JONES ESTATE AGENTS:								£239.60	£1,067.60	£1,895.60	£2,723.60

** Gas Safety Certificate – The cost of this can increased depending upon the number of appliances being tested. This cost is for a typical test on one appliance. Prices correct as 08/10/2009