

ABC Lettings Service Comparison

A quick visual guide to choosing the right landlord service.



PSL Predictable income Reliable lease-term income and no management fee. Best for landlords wanting lower day-to-day involvement.	Fully Managed Ongoing support Management support including inspections, repairs coordination, rent reviews and check-out support.	Let Only Tenant finding Tenant finding, checks and tenancy documentation for landlords happy to manage the property themselves.
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Feature	PSL	Fully Managed	Let Only
Costs and rent			
Professional rental valuation	✓ Included	✓ Included	✓ Included
Fees and deposit	✓ No set-up cost, no management fee, no deposit	✓ Set-up cost and management fee apply; one month deposit	✓ Set-up cost applies; one month deposit; no management fee
Rent	✓ Guaranteed for lease term	✓ Guaranteed for tenancy term; reviewed annually	X Not included
Set-up and tenancy			
Compliance and safety	✓ Guidance, checks and HHSRS inspection	✓ Guidance, checks and HHSRS inspection	✓ Guidance, checks and HHSRS inspection
Tenant sourcing / checks	✓ Property used as temporary accommodation	✓ Tenant found within two weeks, subject to paperwork and readiness	✓ Tenant found within two weeks, subject to paperwork and readiness
Inventory and agreement	✓ Inventory included; 3 or 5 year lease	✓ Inventory included; assured periodic tenancy	✓ Inventory included; assured periodic tenancy
Ongoing management			
Visits / inspections	✓ Every six months	✓ After two weeks, then quarterly	X Not included
Boiler cover / CP12	✓ Included during lease term	✓ Included during tenancy	X Not included
Repairs and out-of-hours	✓ Repairs covered during lease term, except structural work/external drains; emergency repairs service	✓ Repairs arranged, landlord pays costs; emergency repairs service	X Not included
End of tenancy	✓ Property returned at end of lease, less fair wear and tear	✓ Check-out arranged	X Not included

Tip: choose PSL for predictable lease-term income, Fully Managed for ongoing support, or Let Only if you prefer to manage the property yourself after the tenant is found.