

# Property Management Costs

## An example of a 4-bedroom house, sleeping 8.

### Cleaners

- £15 per hour (Mon-Fri)/ £18 per hour (Sat)
- Average changeover clean and house preparation, approx. 10-12 hours
- A few deep cleans throughout the year will also be required
- Linen
- Two/Three sets required
- Bedding: 1 x kg set, 1 x db sets, 2 x sg sets
- Towels: 8 bath sheets, 11 hand towels, 3 bath mats
- Extras: 2 oven gloves, 5 tea towels
- Total per changeover approx. £75
- A few cleans of mattress/pillow protectors/curtains throughout the year will also be required.

### Property Management

- Property Manager £20 per hour
- Gardeners £20 per hour
- Any house maintenance £25 per hour
- Annual services for boilers/chimney sweeps approx. £150 per service
- Annual refresh – often paint/garden update/replacement of some linen etc

### Additional costs

It is not always easy to pick up on stained linen, broken items in the house immediately, even though you or your Property Manager will check after every booking. It's important to realise that there are some costs you will incur as part of renting out your property and to be realistic about this.

