

Transparent fee structure

At Smeaton Homes, we like to keep things simple. Our fees are completely transparent and outlined below for your information.

Tenant fees

Initial costs

Referencing and administration Includes referencing, administration, tenancy agreements, meeting you and moving you into the property.

1 person	£180.00
2 people	£300.00
Each additional person thereafter	£90.00

Company let reference and administration£300.00

Room-only reference and administration£150.00 per room (to include inventory)

Guarantor referencing and administration (includes referencing, administration and guarantor agreement preparation).....£50.00

On day of move-in *Assuming start date is between 1st-10th*

First month's rent

DepositRent + £100

Unless you have a pet, in which case an extra deposit (normally £100.00) will be agreed.

Inventory & checkout fee*	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Unfurnished	£80.00	£90.00	£100.00	£110.00	£120.00
Furnished	£90.00	£100.00	£110.00	£120.00	£130.00

Re-let fee	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Unfurnished	£70.00	£80.00	£90.00	£100.00	£110.00
Furnished	£80.00	£90.00	£100.00	£110.00	£120.00

During tenancy

Renewal of tenancy£75.00

Tenancy agreement amendment fee

For all administration in the addendum for adding a pet. An extra pet deposit will be required......£90.00

For adding another tenant, including referencing administration, changing tenancy agreement and reregistering deposit£180.00

Late rent payment fee£30.00

Missed appointment fee£30.00

Lock out fee

During office hours......£25.00

Out of office hours£50.00

There are no costs involved in leaving the property, providing you have reached the end of your tenancy agreement or you hold a periodic tenancy.



Smeaton Homes

Plymouth's Landmark Estate Agents

sales & lettings

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* Please note we will email you the inventory to save paper. We can print a copy of the inventory (around 16-25 pages) in colour if requested at a cost of £10.00.