

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 inc. VAT
2 people£300.00 inc. VAT
Each additional person thereafter£90.00 inc. VAT

Company let reference and administration ...£300.00 inc. VAT

Room-only reference and administration£150.00 inc. VAT p/room (to include inventory)

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

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

First month's rent

DepositRent + £100 inc. VAT

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

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

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

During tenancy

Renewal of tenancy£75.00 inc. VAT

Tenancy agreement amendment fee

For all administration in the addendum for adding a pet.

An extra pet deposit will be required£90.00 inc. VAT

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

Late rent payment fee£30.00 inc. VAT

Missed appointment fee£30.00 inc. VAT

Lock out fee

During office hours£25.00 inc. VAT

Out of office hours£50.00 inc. VAT

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 inc. VAT.