

LANDLORD FEES

At Smeaton Homes, we like to keep things simple.

Our fees are completely transparent and outlined below for your information.

Tariff of charges	Fully Managed Plus* 15% Inc VAT	Fully Managed* 12% Inc VAT	Rent Collection and Processing* 6% Inc VAT	Let Only† 75% of the first months rent
Market Appraisal	✓	✓	✓	✓
Marketing	✓	✓	✓	✓
Photography	✓	✓	✓	✓
Floorplan	✓	✓	✓	✓
“To Let” Board	✓	✓	✓	✓
Arranging safety and legal documents	✓	✓	✓	✓
Accompanied Viewings	✓	✓	✓	✓
Weekly property performance reports	✓	✓	✓	✓
Full Tenant Referencing and Credit Checks	✓	✓	✓	✓
Approved Tenancy Agreement	✓	✓	✓	✓
Inventory arrangements (inventory cost not included)	✓	✓	✓	✓
Check in appointment	✓	✓	✓	✓
Check smoke detectors on day of move in	✓	✓	✓	✓
Security Deposit Registration	✓	✓	✓	✓
Negotiating renewal of tenancy	✓	✓	✓	✓
Updating utility providers	✓	✓	✓	✓
Rent Collection	✓	✓	✓	
Financial Statements	✓	✓	✓	
Chasing initial rent arrears	✓	✓	✓	
Maintenance Handling	✓	✓		
Property Inspections	✓	✓		
Check out process	✓	✓		
Deposit Release and Handling of Claims	✓	✓		
Rent Guarantee insurance policy	✓			

† Let Only services have a minimum fee of £500.

* Rent Collection and Fully Managed services have a set up fee of £500.00 Inc VAT.

Charges (all prices include VAT)

Gas Safety Certificate	£75
Boiler Service	£75
Energy Performance Certificate (EPC)	£75
Electrical Installation	
Condition Report (EICR)	from £130
Portable Appliance Test	from £45
Legionnaires check	from £50
Individual AML Check	£12.00
Land Registry Check	£25.00

Fire Safety Check	from £30
Keys	from £5
Floor Plan	£40
Floor Plan and EPC	£100
Video Tour	price on request
Professional Photography	price on request
Cleaning	from £75

Inventory

1 Bed		2 Bed		3 Bed		4 Bed		5+ Bed	
Check in	Check out	Check in	Check out	Check in	Check out	Check in	Check out	Check in	Check out
£95	£90	£110	£100	£120	£110	£130	£120	from £145	from £140

Additional services and fees (all prices include VAT)

Termination fee	75% of a months rent (minimum fee of £500)
Fixed Term Tenancy Renewal	£100
Serve of Section 8	£150
Serve of Section 13 Notice (rent increase)	£75
Serve of Section 21 Notice (6A) or Notice to Quit	£150
Court attendances	£200
Copy of statements (up to 12 months printed)	£25
Quarterly tax submission for non-UK residents	from £50 per quarter

Marketing, including photographs	£150
Tenancy Agreement creating and completion	£150
Guarantor Agreement	£75
Tenant Referencing (Per tenant)	£40
Tenant Right to Rent check (Per tenant)	£15
Creating a tenancy agreement addendum	£45
Deposit registration and release	£100
Handling of deposit dispute and claims	from £50
Property Inspections and visits	£45



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