

## Transparent fee structure

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

# Landlord fees

## Property management service\*

### Standard charges as per agency agreement

#### Landlord/property set up agreement and management fees

Studio .....	£300.00 inc. VAT
1-2 bedrooms .....	£350.00 inc. VAT
3-4 bedrooms .....	£400.00 inc. VAT
5-6 bedrooms .....	£450.00 inc. VAT
Standard management fee .....	12% inc. VAT

**Duplication of extra keys** ..... £10.00 minimum fee

Checkout fee	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Landlord's Inventory	£90.00	£90.00	£100.00	£110.00	£110.00

### During tenancy fees

**Renewal of tenancy** ..... No charge

**Arranging of works** If outside of management terms of business ..... £25.00

**Issuing notice for seeking possession** ..... £150.00

**Administration of NRL tax returns** (overseas landlord) ..... £200.00 per annum

**Minimum fee** In case of early termination by landlord. .... £200.00

**Property visit** ..... £30.00

Inside management term, does not include routine property visit.

**Property visit** Outside management term. .... £35.00

### Inventory\*\*

**Printing of inventory** *Inventory is emailed as standard for free* ..... £10.00

\* All costs includes VAT where applicable.

\*\* 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.

**Smeaton  
Homes**

*Plymouth's Landmark Estate Agents*



**sales & lettings**

**01752 222060**

52B Mutley Plain  
Plymouth PL4 6LE

[www.smeatonhomes.co.uk](http://www.smeatonhomes.co.uk)  
[info@smeatonhomes.co.uk](mailto:info@smeatonhomes.co.uk)