

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

Find tenant only and additional services

Select the services that apply to you. All including VAT at 20%

Find tenant only letting service

1-3 bedroom	£350.00
4-5 bedroom	£400.00
5+ bedroom	£500.00

Inventory £90.00

Duplication of extra keys £10.00 min fee

Renewal of tenancy No cost

Issuing notice for seeking possession

(Section 8, Section 21) Admin cost only £200.00

Administration of NRL tax returns

(overseas landlord) £200.00 per annum

EPC £70.00

EPC and floor plan £90.00

Floor plan only £40.00

Ad hoc management service £30.00 per job or flat fee of £50.00 per month

We offer a service for ad hoc inspections and maintenance services. Please ask for more information.

Web advertising only £150.00

We will advertise the property on Rightmove, Zoopla and other leading websites, take pictures and ensure the property is fully advertised on the internet. This is for a maximum period of six weeks.

Rent collection only Set up fee as *find tenant only* above then 6% per month

Tenancy agreement only £100.00*

Preparing the tenancy agreement, printing two copies, witnessing and sending out to all parties. Also including right to rent checks.

Guarantor agreement only £75.00*

Preparation of guarantor agreement, witnessing and signing, printing of two copies. including right to rent checks

Register deposit £100.00

Including issue all paperwork to the tenant and registering with the DPS.

Deal with a deposit dispute from £50.00

Receive our expert advice on claiming and ensuring that the dispute is handled correctly.

Handling deposit deductions

and returning deposit from £50.00

* We would normally recommend that you reference tenants when preparing an agreement and ensuring the tenant and guarantor can afford the rent.

**Smeaton
Homes**

Plymouth's Landmark Estate Agents



sales & lettings

01752 222060

52B Mutley Plain
Plymouth PL4 6LE

www.smeatonhomes.co.uk
info@smeatonhomes.co.uk