

## 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 .....£150.00 inc. VAT  
2 people .....£250.00 inc. VAT  
Each additional person thereafter .....£50.00 inc. VAT

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

**Room-only reference and administration** .....£150.00 inc. VAT per 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

**Deposit** .....Rent + £100

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

Inventory	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Unfurnished/	£90.00	£90.00	£100.00	£100.00	£110.00
Furnished	inc. VAT	inc. VAT	inc. VAT	inc. VAT	inc. VAT

## During tenancy

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

### 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 are part of the Property Ombudsman Scheme REF: D04235

And currently are not part of the client money protection Scheme but it is in progress as we take this very seriously

**Smeaton  
Homes**

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