

GUIDE TO RENTAL FEES

TENANTS: When renting a property with SJ Smith Estate Agents, the following fees will apply (inclusive of VAT)

Payable in advance of the tenancy commencement:-

Dilapidation Deposit	Variable as per the Landlord's request (Typically one month/six weeks).
1st month advance Rent	Variable as per the agreed rental figure for the property.
Administration Fee	£234 This fee covers all costs involved in gathering and presenting your references (including referencing fee) for the landlord's approval, the preparation of the tenancy agreements and all other related pre-tenancy documentation.
Guarantor Administration Fee	£114 In some cases a guarantor may be required, dependant on the individual tenant's circumstances.
Permitted Occupier	£180 per permitted occupier

Payable at the end of your tenancy:-

Check-Out Fee	This may not be payable, though you would will be made aware in advance if this were to apply. If the landlord were to pay for a professional inventory on check-in, it would become the responsibility of the tenant to pay for the check-out. Typically the cost of a check out is £99-£125 (though this may vary dependant on the inventory clerk instructed and/or the size of the property).
Tenant renewal fee	£120
Providing a reference	We do not charge for any reference we provide to a landlord or agent of a future property rental at the end of the tenancy

In the event that the proposed rental does not go ahead for the following reasons:-

Renegotiating after agreement has been made and a holding deposit taken OR withdrawing from a proposed rental.	In the case of a re-negotiation by the tenant or if the references provided are not satisfactory or deviate from what has been stated in the original offer this will result in the holding deposit being withheld by S J Smith.
Landlord does not accept references when they have come back successful	The tenant would receive their full holding deposit back, minus any referencing costs incurred by S J Smith.

LANDLORDS: When letting a property with S J Smith Estate Agents, the following fees will apply (inclusive of VAT) -

Easy Let Service	12% + £90 Setup Fee of the agreed rent for the term of the tenancy – Payable Monthly or on the commencement of the tenancy.
Rent Collection Service	14.4% + £180 Setup Fee of the agreed rent for the term of the tenancy – Payable Monthly or on the commencement of the tenancy.
Fully Managed Service	16.8% + £300 Setup Fee of the agreed rent for the term of the tenancy – Payable Monthly or on the commencement of the tenancy.
Portfolio Landlord (5+ Properties)	12% + £300 Setup Fee of the agreed rent for the term of the tenancy – Payable Monthly or on the commencement of the tenancy.
Inventory	Variable as per the size of the property – Payable on the commencement of the tenancy.
Tenancy Agreement Fee	£114 – Payable on commencement of the tenancy.
Deposit Protection Set-up	£60 for the entire term of the tenancy – Payable on the commencement of the tenancy.