

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 (Equivalent of five weeks rent)
1st month advance Rent	Variable as per the agreed rental figure for the property.

Payable at the end of your tenancy:-

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
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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 fee back.

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

Easy Let Service	14.4% + £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	12% + £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	£149 – Payable on commencement of the tenancy.
Deposit Protection Set-up	£79 for the entire term of the tenancy – Payable on the commencement of the tenancy.
Tenant Referencing	£29 per application.
Easy Let Service	14.4% + £90 Setup Fee of the agreed rent for the term of the tenancy – Payable Monthly or on the commencement of the tenancy.

Termination of Services

The Landlord may withdraw instruction for the Management or Rent Collection Services by giving three months written notice. If this notice is served whilst a Tenant is in situ then the Landlord shall be liable for a cancellation fee, payable to S J Smith. This fee will be the greater of; the management fees due for those three months, or, £1,500 (inclusive of VAT).