



Rental Fees & Extra Prices

Find a Tenant Service Fees (Landlord)

We only have one standard Find a Tenant Fee which is **half a month's rent** and this is subject to a minimum fee of **£499 NO VAT**. As part of this we will do the initial tenancy agreement.

EPC

Every property marketed for sale or for rent MUST have an EPC, if they don't we can arrange one with a Floor Plan for **£99 NO VAT**.

Tenancy Renewal

If a landlord wanted us to draw up a tenancy agreement or draw up a tenancy renewal we can do this for **£50 NO VAT**.

CP12 Gas Certificate

Every property that is let out that has gas NEEDS a CP12 Gas Certificate and we can provide this for **£120 NO VAT**. *This certificate needs renewing every year.

Electrical Safety Certificate

Every property that is let out NEEDS an Electrical Safety Certificate and we can provide this for **£249 NO VAT**. *This certificate needs renewing every 5 years.

Inventory

If the landlord wishes we can arrange a full inventory service by a qualified inventory clerk. Prices differ depending on the size of the property:

- 2 bed property - **£125 NO VAT**
- 3 bed property - **£175 NO VAT**
- 4 bed property - **£249 NO VAT**
- 5+ bed property - **£299 NO VAT**



Find a Tenant Service Fees (Tenant)

Holding Fee

Should you wish to reserve or “hold” a property via Smart Move, you must pay a holding fee of **one weeks rent**, whilst you undergo credit checks. Once you have passed credit checks, this holding fee will be deducted from the first month’s rent. NB: The holding fee is non-refundable if the applicant pulls out on renting the property without good reason, or if they fail credit checks due to falsely supplied information. All tenants and guarantors must undergo full credit checks. On the day you move into a property, you must pay the first month’s rent plus a security deposit / bond, which is usually the equivalent of one month’s rent. The security deposit shall be returned to the tenant upon the end of the tenancy, if the property is left in the same good order as they moved into it.



Rent Managed Service Fees (Landlord)

Our Managed Service Fee is **10% PCM NO VAT** and what you get for that 10% depends on which Landlord Membership you select. With every new tenant under our Rent Managed Service we make it mandatory as part of our process' and procedures that the landlord undertake an inventory.

Landlord Membership

This is a mandatory annual fee that gets you registered as a landlord with Smart Move and depending on which package you register for determines the service you get. It also determines the preferential rates you receive on other legally mandatory services and certificates you need and other services we offer.

Silver - £125 PA NO VAT

- Tenant management
- DPS management
- Rent collection
- Key collection

Gold - £199 PA NO VAT (20% Discount)*

- Everything from the Silver Membership +
- Regular inspections
- Tenancy renewals
- Gas & electric safety certificate management
- Meter readings
- Final inspection

Platinum - £299 PA NO VAT (30% Discount)*

- Everything from the Silver and Gold membership +
- Legal services costs
- Rent Guarantee

*The 20% and 30% discount in the Gold & Platinum packages applies to the prices for the EPC & Floor Plan, Tenancy Renewal, Gas CP12 Certificate, Electrical Certificate and Inventory prices listed above.



Rent Managed Service Fees (Tenant)

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