



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 **£120 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 **£199 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)

Credit Search

Every client that applies for a rental property and is responsible for paying the rent must have a full credit search done on them.

If one person is applying it is **£125 NO VAT**

If two people are applying it is **£199 NO VAT**

If a guarantor is needed this is a further **£99 NO VAT** for each guarantor

Administration Fee

Once a client has agreed to take a property and has passed a credit check they must then pay an administration fee of **£125 NO VAT** to reserve the property.

Tenancy Renewal

If a tenant wanted a tenancy renewal we would do this for **£50 NO VAT**.

Post Management Service

Once a tenant has left a property if they wanted us to manage their post after they had gone and re direct it to their new address we would do this for **£30 NO VAT** for 3 months after they have left.



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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Every client that applies for a rental property and is responsible for paying the rent must have a full credit search done on them.

If one person is applying it is **£125 NO VAT**

If two people are applying it is **£199 NO VAT**

If a guarantor is needed this is a further **£99 NO VAT** for each guarantor

Administration Fee

Once a client has agreed to take a property and has passed a credit check they must then pay an administration fee of **£125 NO VAT** to reserve the property.

Tenancy Renewal

If a tenant wanted a tenancy renewal we would do this for **£50 NO VAT**.

Post Management Service

Once a tenant has left a property if they wanted us to manage their post after they had gone we would do this for **£30 NO VAT** for 3 months after they have left.

Inspection Reports

Under a Rent Managed Service the landlord has regular inspections done at the property. If the tenant would like copies of these inspection reports as they are done we can facilitate that at **£50 NO VAT**.