

SM Properties

Landlord Schedule of fees (June 2023)

Commission: (subject to a minimum £1000).

Tenant only find service	8%
Managed service	10%

Addition fees

Create initial AST	£250
AST renewal (with changes)	from £100
AST renewal (with NO changes)	Nil
References per tenant	£30
Right to right check per tenant	£10
Deposit registration	£40 (held by DPS)
Inventory	(third party costs from £150 + vat)
EPC and floorplans	(third party costs from £120 + vat)
Professional photos	(third party costs from £125 + vat)
Legal dispute cost	(third party costs from local solicitors)
Unscheduled property inspections	£35
Plumbing, Electrical Quotes	(third party costs agreed in advance)
Repairs and Decoration Management	10% over initial £600

Tenant Schedule of fees (June 2023)

We pride ourselves on not charging tenants upfront fees and not taking initial holding fees. Following successful reference, we create the deposit scheme via DPS and provide the information for the tenant to transfer the 5 week deposit directly. We will also provide the landlords information for the initial first month rent and standing order set up details for future rent payments.

**We are a member of the TPOS (The Property Ombudsman Scheme)
and follow the TPOS Code of Practice**

Simon Mitchell trading as SM Properties