Smartmove Homes
Sales, Lettings and New Homes

Lettings Service – Tenant Find

- Compliance check for property suitability
- Marketing Photos
- Advertisement on Facebook and within the branch
- Advertisement on Zoopla, Rightmove & our website
- TO LET board erected at the property
- Call out and matching to your property to potential tenants
- Qualification of viewers
- Accompanied viewings
- Referencing (2 references per a property only, additional cost for further references)
- Legal Tenancy pack
- Conduct a move in appointment
- Use of property file to access all tenancy information 24/7
- Release keys
- Registration of the Deposit with the DPS
- Handover to landlord for conducting the tenancy and management.

Setup costs

First month's rent inc VAT minimum fee £720

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Rent Collection Only

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- TO LET board erected at the property
- Call out and matching to your property to potential tenants
- Qualification of viewers
- Accompanied viewings
- Referencing (2 references per a property only, additional cost for further references)
- Legal Tenancy pack
- Conduct a move in appointment
- Use of property file to access all tenancy information 24/7
- Release keys
- Registration of the Deposit with the DPS and organising release at the end of tenancy.

The Bronze package, includes.

- Monthly statements via email
- Chasing Rent Arrears

Setup costs

Tenancy Set-Up Fee: £720 to include:
Marketing: £180
Referencing: £180
Tenancy Agreement: £295
Deposit registration: £65

Monthly Cost

10% including VAT

Please note the above prices are inclusive of VAT

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Fully Managed

This service is only available when we are fully managing the property including arranging works and use of our approved contractors. If you want to use your own contractors, we will only be able to offer the rent collection service due to liability and update in legislation.

- Compliance check for property suitability
- Marketing Photos
- Advertisement on Facebook and within the branch
- Advertisement on Zoopla, Rightmove & our website
- TO LET board erected at the property
- Call out and matching to your property to potential tenants
- Qualification of viewers
- Accompanied viewings
- Referencing (2 references per a property only, additional cost for further references)
- Legal Tenancy pack
- Conduct a move in appointment
- Use of property file to access all tenancy information 24/7
- Release keys
- Registration of the Deposit with the DPS

The Gold package includes.

- Monthly statements – Email
- Compliance
- Chasing Rent Arrears
- Legislation Updates
- Inspections to be carried out every four months
- General tenancy management
- Rent Increase notices
- Check out
- Deposit Dispute Resolution

Setup costs

Tenancy Set-Up Fee: £930 to include:
Marketing: £180
Referencing: £180
Tenancy Agreement: £295
Deposit registration: £65
Inventory: £210

Monthly Cost

12% including VAT

Please note the above prices are inclusive of VAT

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Additional Fees

- Referencing: £50 per additional reference
- Gas Safety Certificate: £125
- Energy Performance Certificate: £125
- Electrical Installation Condition Report: £240
- Chimney Sweep Certificate: £120
- Preparing Inventory/Schedule of Condition: £210
- Check Out Report: £120
- Issuing Rent Increase notice: £75 for tenant find and rent collection services
- Additional Legal Notices: £100.00
- Administration of providing NRL tax returns: £40 per annum
- Deposit Resolution: £250
- Additional Inspections: £75
- Attending Court following a legal notice: Minimum fee £500
- Completing solicitor paperwork: per item £50
- Hourly rate for other work: £40 per hour
- Management Takeover: £96 initial site visit & safety compliance check per property
- Management Takeover: £800

All fees are inclusive of VAT