

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FEES FOR THE LETTING / MANAGEMENT OF RESIDENTIAL PROPERTY & TENANCY APPLICATIONS

TENANT APPLICATION CHARGES

Tenant application fee / credit check = £25.00 plus VAT (£30) per applicant
Guarantor credit check = £25.00 plus VAT (£30) per applicant
(All application fees are non-refundable from the point at which the landlord gives tacit approval subject to references.)

LANDLORD CHARGES

LETTING ONLY SERVICE CHARGES

Introductory only service £500 plus VAT (£600)
Energy performance certificate £55 plus VAT (£66)
Annual charge for holding secured tenancy deposit £10 plus VAT (£12)

FULL MANAGEMENT PACKAGE CHARGES

Setting-up fee £250 plus VAT (£300)
Monthly percentage charge: 10% plus VAT of rent collected
Energy performance certificate £55 plus VAT (£66)
No annual charge for holding secured tenancy deposit - Free

*Commission is due at the commencement of the tenancy in respect of the setting-up fee.
Management charges become payable on periodic basis in keeping with the rental payments. If the management service is to be cancelled within 5 months of the agreement being set up, Richardson and Smith reserve the minimum fees totaling £500 plus VAT, equating to our letting only charges.*

DEPOSIT PROTECTION

Richardson and Smith are a member of The Deposit Protection Service.

OMBUDSMAN

Richardson and Smith are members of The Property Ombudsman Scheme (TPOS).

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