

## **HERE FOR ALL YOUR LETTINGS & PROPERTY MANAGEMENT NEEDS!**



### **ABOUT US**

SJM Properties is a Taunton based Letting Agent situated at The Crescent in the heart of Taunton Town Centre. Being a local independent agent, we pride ourselves in our vast knowledge of the Taunton property market and our independence make us stand out from other agents providing an efficient and personal service at a competitive price. Please see our fees below!

### **OUR FULLY MANAGED SERVICE**

One off fee: £350+VAT. Monthly Fee 8%+VAT. This includes:

- ✔ Marketing your property
- ✔ Viewings
- ✔ Referencing
- ✔ Right to Rent Checks
- ✔ Tenancy Agreement
- ✔ Providing Compliance Advice
- ✔ Arranging Deposit Protection
- ✔ Checking Tenants into the Property
- ✔ Negotiate Rent Increases
- ✔ Tenancy Renewals
- ✔ Arranging safety certificates
- ✔ Manage Annual & Periodic Safety Inspections
- ✔ Midterm property inspections
- ✔ 24-Hour repair support
- ✔ HMO Assistance
- ✔ Arranging Rent Guarantee Insurance
- ✔ Monthly Rental Collection
- ✔ Chasing rent arrears
- ✔ Arranging Maintenance

**EMAIL:**  
**INFO@SJMPROPERTIESSW.COM**

**CONTACT US**  
 **01823 740056**

## OUR TENANT FIND ONLY SERVICE

One off fee: £425+VAT

- ✔ Marketing your property
- ✔ Viewings
- ✔ Referencing
- ✔ Right to Rent Checks
- ✔ Tenancy Agreement
- ✔ Providing compliance advise
- ✔ Arranging Deposit Protection
- ✔ Checking Tenants into the property

Additional Extras	
Tenancy Renewal Agreement	£50+VAT
ADDITIONAL Property Visits	£40+VAT
Serving Section 8, Section 13 and Section 21 Notices	£50+VAT
Attending Court	£250+VAT per day
Inventory and Checkouts	Subject to quotation
Energy Performance Certificate	£75+VAT
Gas Safety Certificate	£80 (No VAT)
Electrical Installation Condition Report	£150+VAT

All our contractors are from local independent businesses (like us) that provide a reliable, trustworthy and cost effective service! I hope you have found this information useful, please get in touch if you have any questions!

EMAIL:  
[INFO@SJMPROPERTIESW.COM](mailto:INFO@SJMPROPERTIESW.COM)



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