



FEES PAYABLE BY TENANTS

Application Fees: £180 inc VAT single application
£280 inc VAT joint application
£300 inc VAT company application

After tenancy terms have been negotiated, this secures the property subject to references which will include identity/immigration/visa checks, credit check, employment/income references and current landlord reference (if applicable) amongst others.

Additional Tenants: £100 inc VAT per applicant

References will include identity/immigration/visa checks, credit check, employment/income references and current landlord reference (if applicable).

Guarantor Fees: £100 inc VAT per guarantor

References will include credit checks, financial background/income checks and residency checks including current landlord reference (if applicable). Additional terms will be added to the tenancy agreement allowing for the provision of the guarantor and their responsibilities.

Deposits:

Normally the equivalent to one months rent, however this can be higher at the landlords request or if the property is e.g furnished or the tenant has non-standard circumstances such as a pet, which will add to the risk of damage to the property. The deposit amount will be confirmed before any application fees are paid. Where a pet is allowed, it is usual for an additional amount (e.g £200) to be paid along with the normal months deposit and the total amount will be secured in the Government approved Deposit Protection Service.

Tenancy Fee: £100 inc VAT per property

Two copies of the tenancy agreement will be prepared and provided for signing before occupation. Utility changeovers (e.g gas/water/electric/council tax) arranged.

Check-out Fee: £40 inc VAT per property

Attending the property at the end of the tenancy to assess the condition based on the original inventory and negotiating the return of the deposit.

Renewal fee: £50 plus VAT per renewal (optional)

Preparation of a renewed tenancy agreement at the tenants request.

Early Advertising Fee: £200 plus VAT (if agreed by the landlord)

Remarketing of the property during the fixed term of the tenancy at the tenants request, subject to the landlords agreement.

Overdue rent: 6% per annum

Calculated from the date the payment was due until the date payment is received.

Miscellaneous Fees:

Overpaid rent return after the tenancy has ended due to the tenant not cancelling their standing order - £25 plus VAT. Letters sent to the tenant due to breach of tenancy (e.g noise/non-payment of rent) - £25 plus VAT per letter. Bounced Cheques - £25 plus VAT per cheque. Reference For Bank or Building Society - £25 plus VAT. Aborted final inspection (where the tenant doesn't cancel/rearrange/attend a prearranged appointment and the agent attends or the agent is unable to complete the final inspection due to the tenant not being ready to hand the keys over - £50 plus VAT.

NOT ALL OF THE ABOVE FEES WILL APPLY TO EVERY TENANT, BUT IF YOU HAVE ANY QUESTIONS PLEASE CONTACT A MEMBER OF STAFF.

DEPOSITS
PROTECTED BY:



INDEPENDENT REDRESS
PROVIDED BY:



CLIENT MONEY
PROTECTION BY:



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