

## Rokstone Tenant Charges

**Tenancy Agreement Fee (tenant share)** No Charge.

**Reference Fee** £30 (inc VAT) per tenant. Processing the application and referencing.

**Bank Reference Fee** Refer to your bank as charges may vary.

**Guarantor Fee** £30 (inc VAT) per guarantor (if required) covering referencing and the tenancy agreement.

**Deposit** Equivalent to six weeks rent (unless otherwise agreed) This will be protected in the Tenancy Deposit Scheme and may be returned at the end of the tenancy.

**Pet Deposit** Equivalent to two weeks rent on top of your Deposit (as listed above) (unless otherwise agreed) - To cover the added risk of property damage. This will be protected with your deposit in the Tenancy Deposit Scheme and may be returned at the end of the tenancy.

**Stamp Duty** Due on tenancies where the rent amounts to over £125,000. For more information please refer to the HMRC.

**Amendment fee** £120 (inc VAT) - Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

**Check Out Fee** £60 (inc VAT) - Covering Rokstone's role in organising the checkout and, where preparing the Schedule of Dilapidations, liaising between and making recommendations.

**Check Out Costs** Inventory Company charge dependant on size and content of property. The Landlord will pay for the inventory and check in.

**Unpaid Rent / Returned Payments** Interest at 4% above Bank of England Base Rate from date due.

**Arrears Letter Charge** £24 (inc VAT) per letter sent.

**Professional Cleaning** As per the charge of the cleaning company - The charge will be deducted from the Security Deposit if this has not been carried out at the end of the tenancy. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy. Rokstone do not make any additional charges for this.

**Rokstone.com**

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