

## **FEES TO TENANTS**

### **Before you move in:**

#### **Set up fee (tenants share)**

**£180 (inc VAT) per Tenant**

Referencing per tenant (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability); as well as contract negotiation (amending and agreeing term) and arranging the tenancy and agreement.

#### **Additional Occupant**

**£180 (inc VAT) per Adult occupier**

Processing the application, associated paperwork and referencing

#### **Guarantor Fee (required)**

**£120 (inc VAT) per guarantor (if required)**

Covering credit referencing and preparing a Deed of Guarantee as part of the tenancy agreement

#### **Permitted Temporary Occupier Fee**

**£60 (inc VAT) per permitted occupier**

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy

#### **Accompanied check in fee (tenants share)**

**£50 (inc VAT)**

Preparing an inventory and schedule of condition of the property, explaining how appliances function and taking meter readings for utilities and services

#### **Pet Deposit Returnable additional security deposit**

**50% of the monthly rent (inc VAT)**

To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned to you at the end of the tenancy.

### **During your Tenancy:**

#### **Amendment Fee**

**£60 (inc VAT)**

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

#### **Renewal Fee (tenants share)**

**£60 (inc VAT)**

Contract negotiation, amending / updating terms and arranging a further tenancy / agreement

### **Ending Your Tenancy: Provided the property is returned in the condition agreed within the tenancy agreement there is no extra charge**

Attending the property to undertake an updated schedule of condition based on the original inventory and negotiating the repayment of the security deposit(s)

### **Other Fees & Charges**

#### **Lost security items**

**£60 (inc VAT) plus item cost**

Obtaining necessary permissions, sourcing providers and travel cost.

#### **Out of Hours service (plus any additional costs incurred)**

**£25 (inc VAT)**

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate

#### **Professional Cleaning (if required)**

**£36 (inc VAT) per hour**

#### **(which will be deducted from security deposit)**

Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy

**IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE DO NOT HESITATE TO CONTACT US**

