



Fees to Tenants

BEFORE YOU MOVE IN

Administration Fee Non Returnable

£175.00 for one tenant (inc VAT)

Referencing for each person applying (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 terms) and arranging the tenancy and agreement - non returnable charge and fees will still apply if you withdraw.

Additional Tenant Fee

£50.00 (inc VAT) per tenant

Processing the application, associated paperwork and referencing as above terms for Administration Fee Non Returnable.

Guarantor Fee

£50.00(inc VAT) per guarantor (if required)

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement as above terms for Administration Fee Non Returnable.

Permitted Occupier Fee

£125.00 (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, processing the application, associated paperwork and referencing as above terms for Administration Fee Non Returnable.

Pet Fee

Non-Returnable (in addition to Security Deposit) of £60.00

To cover the added risk of flea or insect infestation and is a non-returnable charge for the privilege of keeping a pet at the property.

DURING YOUR TENANCY

Amendment Fee

£180.00 (inc VAT)

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

processing the application, associated paperwork and referencing and registering of deposit.

Renewal Fee (tenant's share)

£180.00 (inc VAT)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement, processing the application, associated paperwork and referencing and registering of deposit.

ENDING YOUR TENANCY

Check out Fee (tenant's share)

£60.00 (inc VAT)

This applies to attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit if a second visit is required due to a dilapidation claim

OTHER FEES AND CHARGES

Lost Security Items

£60.00 (inc VAT) plus item cost

Obtaining necessary permissions, sourcing providers and travel costs

Out of Hours Services

£60.00 per hour (inc VAT) plus any actual costs incurred

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

Unpaid Rent / Returned Payments

Interest at 4% above Bank of England Base Rate from date due

A charge will be made to the Tenant each time a payment fails to clear of £27.50 (inc VAT).

An administrative charge will be made for each written reminder for overdue rent £15.00 (inc VAT).

If the Landlord/Agent writes to the Tenant as a direct result of a breach of any of the covenants on the part of Tenant, an administrative charge will be payable by the Tenant of £15.00 (inc VAT).

**IF YOU HAVE ANY QUESTIONS ON OUR FEES,
PLEASE ASK A MEMBER OF STAFF**