



## FEES TO TENANTS

Client Money Protection provided by:



Independent Redress:



propertymark



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### BEFORE YOU MOVE IN

**SET UP FEE (tenant's share):** £354 (inc VAT)

Includes contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

**FULL REFERENCE FEE:** £36 (Inc VAT) per tenant.

Referencing identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability.

**GUARANTOR FEE:**

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

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

**PET DEPOSIT:**

returnable additional security deposit of £500

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 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.

**TENANCY RE-ASSIGNMENT:** £300.00 (inc VAT)

Where a tenant wishes to surrender their tenancy

**RENEWAL FEE (tenant's share):** £120 (inc VAT)

12 months contract - £60 (inc VAT) 6 months contract.

Including contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

### ENDING YOUR TENANCY:

**Check out Fee (tenant's share):**

£90-£195(inc VAT)

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 AND CHARGES

**LOST SECURITY ITEMS:**

£36 (inc VAT) plus item cost

Obtaining necessary permissions, sourcing providers and travel costs.

**OUT OF HOURS SERVICES:** £36 per hour (inc VAT) plus 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 RENTS / RETURNED PAYMENTS

Interest at 9.6%(Inc VAT) above Bank of England Base Rate from date due.

**PROFESSIONAL CLEANING (if required):**

£80 (inc VAT) per hour - deducted from the security deposit

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

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