

FEES TO TENANTS

REFERENCING AND CREDIT CHECKING FEE PER PERSON £0 (inc VAT)

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

GUARANTOR FEE £0 (inc VAT) PER GUARANTOR (IF REQUIRED)

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

CONDITION REPORT AND INVENTORY £0 (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 from £0

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

CHANGE OF TENANCY £50 (inc VAT)

To cover the costs associated with taking Landlords instructions as well as the preparation and execution of new legal documents when a tenant is added to an agreement.

CHECK OUT FEE £0

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:

UNPAID RENT/ RETURNED PAYMENTS INTEREST AT 3% ABOVE BANK OF ENGLAND BASE RATE FROM DUE DATE. ANY BANK CHARGES LEVIED TO BE PAID BY THE TENANT.

PROFESSIONAL CLEANING (IF REQUIRED)

£22.50 PER HOUR which will be 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.

Lost Key or fobs (s) or Other Security Device(s):

Tenants are liable to the actual cost of replacing any lost keys or fobs (s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, Landlord or any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £25 per hour (inc VAT) for the time taken replacing lost key(s) or other security device(s).

If you have any questions on our fees please ask a member of staff.

TENANCY DEPOSITS HELD WITH THE **DEPOSIT PROTECTION SERVICE.**



INDEPENDENT REDRESS PROVIDED BY **THE PROPERTY OMBUDSMAN**

