

TENANT FEES SCHEDULE



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EXISTING ASSURED SHORTHOLD TENANCIES (ASTS) AND ALL ASSURED TENANCIES

BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share): £270.00 (inc VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, 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 signing of the tenancy agreement.

Additional Tenant Referencing Fees: £120.00 (inc VAT) per tenant. As Set-up Fees above for additional tenants

Guarantor Fees: £120.00 (inc VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £60.00 (inc. VAT) per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord.

DURING YOUR TENANCY

Variation of Contract Fees: £60.00 (inc VAT) per request. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

ENDING YOUR TENANCY

Check out Fee (Tenant's Share): £126.00 (inc VAT) per tenancy.

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Early Termination: £480.00 (inc VAT) per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Future Landlord Reference Fee: £30.00 (inc VAT) per request. Collating information and preparing a reference for a future landlord or letting agent.

OTHER FEES AND CHARGES

Lost Key(s) or other Security Device(s): £ 30.00 (inc VAT) plus item cost. Obtaining necessary permissions, sourcing providers and travel costs.

Out of Hours Service: £30.00 per hour (inc VAT) plus any actual costs incurred. Where actions of the tenant results in the agent (or nominated contractor) attending the property, their time to remedy the situation is charged at the prevailing rate

Rent Arrears / Returned Payments: £30.00 (inc VAT) per letter, telephone call or email requesting payment plus interest at 4% above Bank of England Base Rate from Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

Duplicate Document(s): £30.00 (inc VAT) per document to cover the agent's costs associated with providing additional copies of any paperwork (tenancy agreement, Inventory, Schedule of Condition etc.) when requested by a tenant.

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

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.tpos.co.uk

