

# Standard Landlord Fees;

## **Let only;**

60% (Inc VAT) of first months rent. TDS option at £30 (Inc VAT). Tenancy Renewals £60 (inc VAT).

## **Rent collection;**

7.2% (Inc VAT) pcm. Set up fee £300 (Inc VAT), Tenancy renewals £60 (inc VAT)

## **Fully managed;**

9.6% (inc VAT) pm, set up fee £300 (Inc VAT), Tenancy Renewals £60 (inc VAT)

## **Fully managed 'Plus';**

12% (inc VAT) pm, set up fee £420 (Inc VAT), Tenancy Renewals £60 (inc VAT)

Our fully managed plus service includes full rent guarantee and legal cover. 12 month minimum term applies.

# Standard Tenant Fees;

## **Set up Fee;**

£330 (Inc VAT) for up to two tenants

This includes referencing up to two tenants (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.

## **Additional Tenant Fee;**

£90 (Inc VAT) per tenant

Processing the application, associated paperwork and referencing

## **Guarantor Fee;**

£90 (Inc VAT) per guarantor (If required)

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

Payment of the set up fees is a token of good faith and does not oblige the Landlord to let the property concerned or any other property to you. It does not commit the landlord to granting tenancy or constitute an offer of a tenancy but is required as proof of your intention and commitment to proceed. Its purpose is as a good faith payment only to be held by Parish Properties Ltd whilst references are being taken up.

If you, or any prospective tenants should cancel or withdraw from the proposed let for any reason, or should satisfactory references not be achieved then the aforementioned payment is non-refundable. If the prospective letting proceeds, then the full amount shall be applied towards the initial monies required in respect of the lettings.

Please note that if you do withdraw your application, and then wish to re-apply at a later date, all fees will be need to be paid in full again.