

WOOD & PILCHER

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TERMS & CONDITIONS FOR TENANCY (SUBJECT TO CONTRACT) AND INFORMATION FOR PROSPECTIVE TENANTS

1. A holding fee will be initially required to secure a property, subject to the Landlords approval. This will then be deducted from the commencement costs as shown below:

Holding Fee	Monthly rental
£250.00	under £600.00
£350.00	£600.00 - £1199.99
£500.00	£1,200.00 and over

The Holding Fee will be allocated towards the commencement costs (Tenancy Agreement fee, credit searches references and first months rent) upon signing the Tenancy Agreement. Should the Tenancy not proceed however, monies will be retained in respect of one or all of the following: -

- Offer rejected due to unsatisfactory references - **£70.00 per Tenant and £70.00 per Guarantor**
- Withdrawal from the proposed tenancy by you after the offer has been accepted. **Full Holding Fee to be retained.**

2. **COSTS PAYABLE BEFORE THE COMMENCEMENT OF A TENANCY:-**

One month's rent

Security deposit (Equal to one and a half months rent)

Tenancy Agreement fee - Assured Shorthold: **£130.00**, Non Housing Act/Company: **£200.00**

Credit searches and references **£70.00** per Tenant, **£70.00** per Guarantor (if required), **£150.00**

for Company Referencing

Less Holding Fee paid beforehand (see above)

Example: For a 2 Person Tenancy at a property with a monthly rental of £1000, a balance of £80 from the Holding Fee would be offset against the first month's rent.

Please note commencement costs must be paid in cleared funds, i.e. Debit Card, Cash, Bankers Draft or Building Society Cheque.

3. Please be advised that your Bank may charge for providing a reference, which should be settled direct.
5. All rents are exclusive of council tax, electricity, gas, oil, telephone, water and sewage charges - unless otherwise agreed.
6. A draft copy of the Tenancy Agreement is available in our office for perusal between the hours of 09:00 – 16:30 Monday – Saturday.
7. A Tenancy Extension Fee will be charged (**currently £60.00**).
8. At the end of the Tenancy a check out fee will be charged.
9. Stamp Duty Land Tax may be payable on the Tenants copy of the Tenancy Agreement.

ALL FEES ARE INCLUSIVE OF VAT AT 20%

