



the estate company

FEES TO TENANTS

All fees to tenants and landlords are inclusive of VAT

Prior to commencement of tenancy:

- An administrator and referencing fee of £180.00 per Tenant is payable once terms are agreed between the landlord and tenant. We are required to check each tenant's ability to pay the rent and will carry out a reference credit check through our approved third party agent. The administrator fee covers drawing up of the tenancy agreement, making sure it is legal and bound and securing the deposit with the Tenancy Deposit Scheme (TDS).
- If a Guarantor is required on the tenancy a fee of £40.00 per Guarantor would be applicable.
- If the landlord is agreeable to have a pet in the property an additional deposit will be required. On average an extra two week's rent.

During existing tenancy:

- Should the tenant wish to amend the tenancy agreement during the contract The Estate Company has the right to charge the tenant £160.00.
- A tenancy renewal fee of £75.00 will be payable should the tenant and the landlord mutually agree to renew the tenancy for a further term.

At the end of your tenancy:

- Tenants will be responsible for paying for the inventory check out costs upon ending a tenancy. The cost is approximately £100.00 - £275.00 dependent on the size of the property.
- It is responsibility for the tenant to professionally clean the property when the tenancy comes to an end. Prices vary depending on the depending on size of the property.
- Once inventory report is received the landlord or the managing agent will access to see whether the tenant is liable for any dilapidations.