

elliswinters&co: fees

Fees to Tenants

Before you Move In

Tenant Reference Fee:

£90 inc VAT per tenant

Referencing through professional referencing company (identity, financial credit checks, references from current or previous landlords and any other relevant information to assess affordability and suitability for tenancy).

Arranging contract negotiation (agreeing terms and arranging the tenancy and agreement).

Guarantor Reference Fee (if applicable):

£80 inc VAT per guarantor

Referencing through professional referencing company (identity, financial credit checks, references from current or previous landlords and any other relevant information to assess affordability).

Preparing Deed of Guarantee as part of the tenancy agreement.

Tenant Administration Fee:

£190 inc VAT per tenancy

Processing of application.

Drawing up lease and preparing all tenant paperwork associated with tenancy.

Providing prescribed information for Deposit Protection Service.

Registering tenant details and protecting the security deposit with Deposit Protection Service.

Pet Deposit:

Minimum £125 per pet

Covering the added risk of property damage.

This will be protected with the tenants' security deposit in a Government authorised scheme and may be returned at the end of the tenancy.

During your Tenancy

Amendment Fee:

Minimum £40 inc VAT per altered lease

Contract negotiation.

Amending terms.

Updating tenancy agreement during tenancy.

Tenant Reference Fee:

£90 inc VAT per tenant should tenants be re-credit checked or new tenants move in

Referencing through professional referencing company (identity, financial credit checks, references from current or previous landlords and any other relevant information to assess affordability and suitability for tenancy).

Arranging contract negotiation (agreeing terms and arranging the tenancy and agreement).

Ending your Tenancy

Future Landlord Reference Fee:

£35 inc VAT per person

Covering collation of information and preparing a reference for a future landlord or letting agency.

Other Fees and Charges

Unpaid Rent: Interest at 4% above base rate.

Returned Payments: £20 inc VAT per cheque

Reminder Letters: £20 inc VAT per letter

Cash payments: £10 inc VAT per transaction

If you have any questions on the above, please ask a member of our Lettings team

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