# home for rent



## **FEES TO TENANTS**

#### **BEFORE YOU MOVE IN:**

Processing fee of £102 (inc VAT) plus a reference fee of £29.40 (inc VAT) per tenant

Assessment and referencing of 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. This is not refundable in the event that references are failed or the tenant(s) withdraw from the transaction.

### Guarantor Fee £96.00 (inc VAT) per guarantor (if required)

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

#### Permitted Occupier Fee £131.40 (inc VAT) per permitted occupier

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy

<u>Tenancy Set-up Fee</u> £234 (inc VAT) per property tenancy. This becomes payable when referencing is satisfactorialy completed includes an accompanied check-in at the start of the tenancy and a check-out inspection at the end of the tenancy.

#### Accompanied Check-in Fee INCLUDED IN THE TENANCY SET UP FEE (above)

Explaining, checking and signing the Inventory and Schedule of Condition and agreeing ingoing meter readings.

#### Pet Deposit Additional Security Deposit of £200

To cover the added risk of property damage. This will be protected as part of your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy. This sum may vary according to the pet and specific landlord requirements.

## **DURING YOUR TENANCY:**

Amendment Fee £234 (inc VAT) maximum, plus a Processing Fee of £102 (inc VAT) and reference fee of £29.40 for any new tenant moving in to the property.

Contract negotiation, a mending terms and updating your tenancy agreement during your tenancy

<u>Rent Arrears</u> Charges for work carried out by Watsons in relation to pursuing rent arrears and damages: Telephone call £12 (inc VAT); E-mail sent £24 inc VAT); Letter sent £24 inc VAT; Letter Hand delivered (£60 inc VAT); Property visit £60 inc VAT; Preparation of Court Documents £48 per hour; Court Appearance Norwich Only £72 per hour

## **ENDING YOUR TENANCY:**

Check out Fee INCLUDED IN THE TENANCY SETUP FEE (above)

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

## Future Landlord Reference Fee £35 (inc VAT) per reference request

Collating information and preparing a reference for a future landlord or letting agent

# Unpaid Rent/Returned rent £25 (inc VAT)

For making individual arrangements for collection or return of unpaid, underpaid or overpaid rent

## **OTHER FEES AND CHARGES:**

<u>Lost Security Items</u> £35 (inc VAT) plus any necessary contractor, supply or replacement costs Obtaining necessary permissions, sourcing providers and travel costs.

<u>Tenants non-attendance of pre-arranged appointments with Watsons or our contractors.</u> £50 (inc VAT) plus any contractor costs incurred

Where the actions or unreasonable inaction of the tenant results in the agent (or nominated contractor) attending the property, contractors costs to remedy will be charged plus an administration fee of £35 (inc VAT)

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF