

Tenant Fees

Before you move in

Tenant admin fee £220.00 including V.A.T per tenant
Contract preparation and negotiation, amending and agreeing terms, finalising the tenancy agreement, producing the initial account of monies due in cleared funds before move in arranging the inventory check in

Tenant referencing fee £30.00 including V.A.T per tenant
Identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability

Guarantor referencing fee if required £60.00 including V.A.T per guarantor
Credit referencing and preparing a deed of guarantee as part of the tenancy agreement.

During your tenancy

Contract amendment fee £60.00 including V.A.T
Amending contract terms and updating your tenancy agreement during your tenancy (if required)

Renewal agreement fee £60.00 including V.A.T per agreement
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

At the end of your tenancy

Inventory checkout fee are inclusive of V.A.T and are as follows:

Studio property £108.00 £120.00
One bedroom property £120.00 £132.00
Two bedroom property £132.00 £144.00

Three bedroom property £144.00 £156.00
Four bedroom property £156.00 £168.00
Five bedroom property £168.00 £180.00
Six bedroom property £180.00 £192.00
Seven bedroom property £192.00 £204.00

* Prices are based on the property, having no more than two floors (1 staircase), one reception room and up to two bathrooms.

**Any additional rooms including dining rooms, gardens, garages, extra floors etc, will be charged at an extra £10 per room.

*** Any room, which is excessively/ heavily furnished will be charged at an extra £10 per room

Please be aware it will necessary for the property to be cleaned to a professional standard at the end of the tenancy. If you would like to engage a cleaning firm to clean the property at the end of the tenancy we can recommend two separate companies but please be aware you will be responsible for their fees which you will need to discuss directly with them.

Client Money Protection (CMP) is provided by the Association of Residential Letting Agents (ARLA).