



FEES TO: TENANTS

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

BEFORE YOU MOVE IN:

Set up fee (tenants share)

Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess afford-ability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement £250 (inc VAT) for up to two tenants

Additional Tenant Fee

Processing the application, associated paperwork and referencing.

Guarantor Fee

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement £75 (inc VAT) per guarantor (if required)

Permitted Occupier Fee

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.

Accompanied Checking Fee

Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services.

Pet Deposit

To cover the added risk of property damage. This will be protected with your security deposit in a Government authorised scheme and may be returned at the end of the tenancy Returnable additional Security Deposit.

DURING YOUR TENANCY:

Amendment Fee

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.

Renewal Fee (tenants share)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

ENDING YOUR TENANCY:

Check out Fee (tenants share)

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

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

OTHER FEES AND CHARGES:

Professional Cleaning (if required)

Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

£20 (inc VAT) per hour which will be deducted from the Security Deposit

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

Redress: This firm is a member of {state the redress scheme which you belong to and their website address}

Client Money Protection: This firm is a member of {state name} client money protection scheme. OR this firm is not a member of a client money protection scheme

