

**FEES TO: TENANTS**

BEFORE YOU MOVE IN

**Application Fee**: Referencing tenants(identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlord and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy:

For each individual **£108.00 (inc.VAT)**

For a couple (resident at same address) **£168.00 (inc.VAT)**

**Guarantor Fee**: Covering credit referencing and preparing a Deed of Guarantee as part of the tenancy agreement.

For each Guarantor **£60.00 (inc.VAT)**

**Pet Deposit** (where applicable): 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 **£300-£400** (dependant on property)

DURING YOUR TENANCY

**Amendment Fee**: Contract renegotiation (i.e. amending terms of the tenancy) **£60.00 (inc.VAT)**

**Renewal Fee** (at tenant’s request): Contract negotiation, amending and updating terms and arranging a further tenancy agreement **£60.00 (inc.VAT)**

OTHER FEES

**Out of Hours Service**: Where actions of the tenants result in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the rate of **£48 per hour (inc.VAT)** plus any actual costs incurred.

**Unpaid Rent**: Interest at **5%** above Bank of England base rate from date due.

**Professional Cleaning** (if required): Only charged where professional cleaning is required to return the property to the same condition as at start of **tenancy £24 per hour (inc.VAT)** which will be deducted from the Security Deposit.

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