



THE ESTATE COMPANY

FEES TO TENANTS

CONTRACT FEE:

£180 per applicant

£150 excluding VAT

Before you can move in to your property we are required to carry out identity and affordability checks and draw up the necessary paperwork. The fee includes identity checks, immigration and visa confirmation, credit checks, obtaining current and previous employment references, landlord references, affordability assessments, contract amendments and finalising the tenancy paperwork.

GUARANTOR FEE:

£40 per guarantor

£33.33 excluding VAT

Should you require a guarantor for the duration of your tenancy, we will also need to carry out identity and affordability checks and draw up the necessary paperwork. The fee includes identity checks, credit checks, obtaining current and previous employment references, affordability assessments, contract amendments and finalising the tenancy paperwork.

CONTRACT RENEWAL FEE:

£100 per tenancy

£83.33 excluding VAT

A tenancy renewal fee is applicable if both parties, landlord and tenants in situ, would like to renew the contract.

ASSIGNMENT OF TENANCY:

£78 per applicant

£65 excluding VAT

If a tenant is replaced mid tenancy then an assignment of tenancy fee is required to carry out the necessary identity and referencing checks on the new tenant.

CHECK IN, INVENTORY, INTERIM INSPECTION & CHECK OUT FEE:

Along with your first month's rent you will also pay a security deposit, usually six weeks rent, eight weeks if you have a pet. Before you move in an inventory report and check-in will need to take place. This report documents the condition of the property, which will be used in support of any deposit disputes.

	Inventory	Check in	Inventory & Check in	Interim Inspection	Check out
Studio	£110	£100	£150	£80	£100
1 Bedroom	£130	£120	£170	£90	£120
2 Bedroom	£155	£130	£195	£100	£130
3 Bedroom	£175	£140	£220	£110	£140
4 Bedroom	£200	£150	£240	£120	£150
5 Bedroom	£220	£160	£260	£130	£160
6 Bedroom	£240	£170	£280	£140	£170
7 Bedroom	£260	£180	£300	£150	£180

*Please be advised that under The Consumer Rights Act 2015 The Estate Company advises that we do not have Client Money Protection (CMP) Insurance.

* We are members of The Property Ombudsman (TPO) for Sales and Lettings and subscribe to TPO's Codes of Practice. This is a government approved independent redress scheme.