

## **BEFORE YOU MOVE IN**

### **Set up fee (tenant's share)**

**£210 (inc VAT) for one tenant**

Referencing for one 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) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

### **Additional Tenant Fee**

**£60 (inc VAT) per tenant**

Processing the application, associated paperwork and referencing

### **Guarantor Fee**

**£60 (inc VAT) per guarantor (if required)**

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

### **Holding Fee**

**50% of one month's rent**

This is payable once the referencing has gone through and the tenancy is secured. The fee is taken as protection against loss of rent for the landlord should a tenant fail to move into the property and is therefore non refundable

**DURING YOUR TENANCY:**

Renewal Fee (tenant's share)

**£72 (Inc VAT)**

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

Late Rent Fee

**£24 (Inc VAT)**

Early termination Fee

**50% of one month's rent**

Payable if a tenant needs to move out prior to end of the contract period. This is subject to the agreement of the landlord and consent may not be given. Rent may also be payable until a new tenant takes over the tenancy, again this is at the discretion of the landlord.

**Please note that Philip Laney & Jolly do NOT charge any of the following fees:**

Check in

Check out

Guarantor's clause

Permitted occupant's clause

Pet clause

Break clause

Express check in fee

Paperwork fee

Third party reference request

Weekend move-in

Key collection fee

End of tenancy reference request

Contractor access service

Contents insurance arrangement fee