

TENANT FEES SCHEDULE

APPLIES TO TENANCIES NOT COVERED BY TENANTS FEES ACT 2019

Eg. Company Lets, Non-Assured Tenancies, Long Leases and High Rent Tenancies (over £100,000 p.a.).

BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share):

Referencing for up to two tenants (ID checks, Right-to-Rent check, 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 signing of the tenancy agreement.

£240 (inc. VAT) per tenancy

Additional Tenant Referencing Fees:

As Set-up Fees above for additional tenants.

£120 (inc. VAT) per tenant

Guarantor Fees:

Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

£120 (inc. VAT) per guarantor

Accompanied Check-in & Inventory Fee:

Attending the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, explain the operation of appliances, highlight the location of utility meters, stop-cocks etc. and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

£480 (inc. VAT) per tenancy

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.

Additional Security Deposit of 2 weeks' rent

DURING YOUR TENANCY

Renewal Fees (Tenant's Share):

Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

£150 (inc. VAT) per tenancy

Variation of Contract Fees:

To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

£150 (inc. VAT) per request

Change of Sharer Fee:

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

£150 (inc. VAT) per replacement tenant

ENDING YOUR TENANCY

Check out Fee (Tenant's Share):

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

£120 (inc. VAT) per tenancy

Early Termination:

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

£600 (inc. VAT) per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy

Future Landlord Reference Fee:

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

£120 (inc. VAT) per request

OTHER FEES AND CHARGES

Lost Key(s) or other Security Device(s):

Obtaining necessary permissions, sourcing providers and travel costs.

£120 (inc. VAT) plus item cost

Out of Hours Service:

Where actions of the tenant results in the agent (or nominated contractor) attending the property, their time to remedy the situation is charged at the prevailing rate.

£120 per hour (inc. VAT) plus any actual costs incurred

Rent Arrears / Returned Payments:

In order to cover the agent's costs associated with chasing unpaid rent.

£50 (inc. VAT) per letter, telephone call or email requesting payment plus interest at 8% above Bank of England Base Rate from Due Date until paid on any outstanding sums

Duplicate Document(s):

To cover the agent's costs associated with providing additional copies of any paperwork (tenancy agreement, Inventory, Schedule of Condition etc.) when requested by a tenant.

£120 (inc. VAT) per document