



FEES APPLICABLE TO ALL TENANTS

Pre-Tenancy Fees*		Including VAT @ 20%
Mandatory one-off fees	Application fee and contribution to tenancy agreement	£ FREE
	Referencing and Right to Rent Check (per Applicant)	£ FREE
	Referencing (per Guarantor)	£ FREE
	Guarantor Deed	£ FREE
	Pet Agreement	£ FREE
	Permitted Occupier Agreement	£ FREE
Secure property	Refundable Holding deposit - Holds the property for 15 days. Holding Deposit will be refunded unless you: - fail a Right to Rent check - withdraw from the application process - do not respond or contact us to progress the tenancy - give us false or misleading information that affects your suitability	1 weeks rent equivalent
	Refundable Tenancy Deposit – held for the duration of the Tenancy in a government approved scheme as security against rent arrears, damages or other breaches of Tenancy.	5 weeks rent equivalent

During Tenancy Fees		Including VAT @ 20%
Rent	Payable as detailed in the Tenancy Agreement	See Tenancy Agreement
Other Services:	Negotiate and Administrate Tenancy Amendment	£ 50
	Rent Schedule Amendment (to change all rental payment dates)	£ 50
	Change of Tenant (Subject to Landlord approval) + Inventory Cost	£ 50
	Inventory Cost (Where change of Tenant is agreed)	£ 120
	Other Tenancy Amendments Requested by Tenant	£ 50
	Interest on rent overdue by more than 2 weeks: Interest above Bank of England Base Rate)	+3.0%
	Lost Keys or other Security Devices	At Cost
	Replacement Locks if due to Tenant Negligence	At Cost
Ending a Tenancy Early: (Subject to Agreement)	Landlord's Re-Marketing, Tenant Find and Referencing Costs	£ 708
	Rent due until new tenancy begins	TBA
	(Total costs of the above not to exceed what would have been payable until the end of the required notice period)	

End of Tenancy Costs		Including VAT @ 20% (Unless otherwise stated)
<u>Avoidable costs.</u> Only payable where a Tenant does not meet their obligations under the Tenancy Agreement:	Any required Maintenance, Renovations, Replacements, Disposals or Cleaning that is the responsibility of the Tenant to return the property at the end of the tenancy to the same condition as found at the start (less allowance for fair wear and tear). Please see estimated Maintenance Costs attached.	Contractors Invoice

All fees and reimbursements are payable upon Invoice.

Should Fees go unpaid during the Tenancy; the amounts will be deducted from the Tenancy Deposit at the end of the Tenancy.
Where monies owed exceed the deposit, the balance remains payable and will be pursued through the courts if necessary.