



TENANT FEES AND CHARGES

(per property)

Holding Fee

A fee of £200.00 is required to reserve a property. This amount will be deducted from the next amount of fees due prior to moving in. The holding fee is non refundable if the tenancy doesn't proceed.

Referencing

A fee of £66.00 (Inc VAT) per tenant is required for an individual (over 18 – including Guarantors) and adult occupiers.

A fee of £130.00 (Inc VAT) is required per Company.

Tenancy Security deposit

A deposit will be collected from you (equivalent to one and a half months rent) against any unpaid rent or bills, dilapidations and other costs or losses incurred as a result of any breach of the terms of the Tenancy Agreement by you.

An additional deposit of £200.00 (per pet) is required should the Landlord agree to a pet being kept in the property.

First Month's Rent

The First month's rent is required in advance.

Tenancy Agreement

A fee of £150.00 (Inc VAT) is required to cover the cost of preliminary paperwork and the preparation of your tenancy agreement.

On renewal or extension of the tenancy a fee of £90.00 (Inc VAT) is payable.

Inventory and Schedule of Condition

A Fee of between £50.00 and £200 is required for the check in to the property (this charge may vary depending on the size of the property and whether the property is furnished or unfurnished)

Other fees

Lost security items at cost only ie a key £10.00 or a key fob £100.00

Out of hours emergency as a result of an action of the tenant at cost only ie lost keys where a locksmith may need to be called out or general negligence resulting in flooding or other damage. Charges variable depending on the nature of the issue.

Our independent redress scheme is with The Property Ombudsman and our Client Money Protection Scheme will be in force by early 2019.

Tenants deposits are protected by the Tenancy Deposit Scheme, where this firm holds the deposit.