

TENANT FEES SCHEDULE

NON ASSURED SHORTHOLD TENANCIES

BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share):

North England & Wales: £150.00 (inc. VAT) per tenancy

Northern Ireland: £60.00 (inc. VAT) per tenancy

All other areas: £300.00 (inc. VAT) per tenancy

Referencing for one tenant (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.

Additional Tenant Referencing Fees:

North England & Wales: £90.00 (inc. VAT) per tenancy

Northern Ireland: £60.00 (inc. VAT) per tenancy

All other areas: £180.00 (inc. VAT) per tenancy

Referencing for one tenant (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.

Guarantor Fees:

North England & Wales: £90.00 (inc. VAT) per guarantor

Northern Ireland: £60.00 (inc. VAT) per guarantor

All other areas: £180.00 (inc. VAT) per guarantor

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

Inventory/Check-In & Out Fees: See below schedule. Dependant on the number of bedrooms and/or size of the property and any outbuildings.

	Inclusive of VAT
INNER LONDON (WITHIN THE M25)	
Studio / One Bedroom	£96
Two Bedroom	£108
Three Bedroom	£132
Four Bedroom	£156
Five Bedroom	£198
OUTER LONDON	
Studio / One Bedroom	£84
Two Bedroom	£90
Three Bedroom	£102
Four Bedroom	£114
Five Bedroom	£138

Pet Deposit: Additional Security Deposit of 2 weeks' rent for 1st Pet and 1 week rent for every additional pet (Subject to property size).

To cover the added risk of property damage. This will be protected with your security deposit in government- authorised scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY

Renewal Fees (Tenant's Share): £120.00 (inc. VAT) per tenancy

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

Variation of Contract Fees: £120.00 (inc. VAT) per request.

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

Change of Sharer Fee: £120.00 (inc. VAT) per replacement tenant. 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.

ENDING YOUR TENANCY

Early Termination: £300.00 (inc. VAT) per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. 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.

OTHER FEES AND CHARGES

Rent Arrears / Returned Payments: 8% interest above Bank of England Base Rate from Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk



INDEPENDENT REDRESS:

www.tpos.co.uk

