



FEES TO TENANTS

Before you move in

Tenant Reference Fee £100 (Excluding VAT)

This is charged for each tenant that is applying to rent a property (Identity, immigration and visa confirmation, financial checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability).

Guarantor Reference Fee £150 (Including VAT)

Only payable if a guarantor is required. This is charged for each guarantor (Identity, immigration and visa confirmation, financial checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) and for preparing a guarantor contract as part of the tenancy agreement.

Accompanied Check-In Fee £50 (Excluding VAT)

Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services.

Pet Deposit Additional Security Deposit of 2 weeks rent or more may be required by negotiation with the landlord.

To cover the added risk of property damage. This will be protected with your tenancy deposit in a Government-authorised scheme and may be returned at the end of the tenancy, subject to damages.

During the Tenancy

Amendment Fee £50 (Excluding VAT)

Contract negotiation, amending terms and updating your tenancy agreement during the tenancy.

Renewal Fee (Tenants Share) £50 (Excluding VAT)

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



Missed Inspection £30 (Excluding VAT)

This is charged to the tenant if, it has been requested that access to the property is only arranged when the tenant is present and the tenant fails to keep the appointment, meaning that the clerk / person inspecting the property needs to re arrange at a later date. The tenant will incur this charge to cover the travel time for each missed appointment.

Ending the Tenancy

Check-Out Fee (Tenants Share) £120 - £220 (Excluding VAT) depending on size and number of bedrooms.

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

Other Fees and Charges

Out of Hours Service £100 per hour plus any actual costs incurred.

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

Unpaid Rent £50 (Including VAT)

This is charged to the tenant if the rent is paid late over 7 days. Interest is charged at 8% above Bank of England Base Rate from date due.

Cheque/Standing Order for rent is recalled and bank costs are incurred £25 (Excluding VAT)

This is charged if a cheque issued by the tenant has to be represented or a standing order is recalled and bank costs are incurred by the landlord or the Agent. This is charged on each and every occasion.

Professional Cleaning (if required) £250 - £650 (Excluding VAT) depending on the number of bedrooms.

Depending on number of bedrooms and the size of the property. Will be deducted from the Security Deposit. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

If you have any questions on our fees, please ask a member of staff.