

Fees to be charged – Tenant

Before you move in:

Holding deposit £250 – per property

To be deducted from initial rent and deposit payment, but non-refundable in the event of your cancellation or reference rejection through reasons of non-disclosure.

Referencing Fee £75 (incl VAT) - per tenant

Processing the application, associated paperwork including generating Assured Shorthold Tenancy, Prescribed Information, Tenant Guidance Notes, Standing Order Mandate also to verify Proof of Address & Photo ID.

Guarantor Fee £75 (incl VAT) - per guarantor (if required)

Processing the application, associated paperwork including generating of Assured Shorthold Tenancy, Guarantor Form for signature also to verify Proof of Address & Photo ID.

Pet Deposit Additional Security Deposit by negotiation with the landlord. To cover the added risk of property damage. This to be protected with your security deposit lodged with Tenancy Deposit Solutions (TDS) and may be returned at the end of the tenancy.

During Your Tenancy:

Amendment Fee £120 (incl VAT) Should you wish to make any changes or amendments to the terms of the agreement once the tenancy has started then, dependent upon your landlord's agreement, we will amend terms, tenants names, updating tenancy agreement during your tenancy, providing Schedule of Condition based on original inventory & updating deposit held where necessary. (payable by the party requesting the amendment, but may be shared between both parties, if agreed)

Early Release Variable - If, for any reason, you request your landlord to agree to break the tenancy earlier than the end date set out in the tenancy agreement (or in line with any break clause included in the tenancy agreement) then they are not obliged to agree to this; however should your landlord agree, then they can ask you for reimbursement them for any financial loss they might suffer as a result. This may include:
The equivalent of the letting fee already paid by your landlord to us from the date you wish to terminate
The tenancy until the date you could contractually end the tenancy (calculated as a daily rate)
The cost of an inventory check-out - From £84 - £132 (incl VAT)
Dependent on the number of bedrooms and / or size of the property and outbuildings furnished / unfurnished

Inventory charge (tenants share 50%) - From £114 - £295 (incl VAT)
Dependent on the number of bedrooms and / or size of the property and outbuildings furnished / unfurnished

Unpaid Rent / Returned Payments Interest at 4% over Bank of England Base Rate from date due

Arrears Letters £30 (incl VAT) each letter.

Other Fees and Charges:

Failure cancelling s/o mandate £15 (incl VAT) – per tenant (managed properties only)

To identify & return overpayment rent if standing order mandate has not been cancelled after tenancy has ended

Check-out Fee (tenants share 50%) - From £84 - £132 (incl VAT)

Dependent on the number of bedrooms and / or size of the property and outbuildings furnished / unfurnished

IF YOU HAVE ANY QUESTIONS CONCERNING OUR FEES, PLEASE ASK A MEMBER OF STAFF