



FEES TO: TENANTS

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

BEFORE YOU MOVE IN:

Set up fee (tenants share)

Referencing up to two tenants (identity, immigration and visa confirmation, 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 tenancy and agreement £250.00 (inc VAT) per tenant

Additional Tenant Fee

Processing the application, associated paperwork and referencing £125.00 (inc VAT) per tenant

Guarantor Fee

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement £125.00 (inc VAT) per guarantor (if required) Permitted Occupier Fee

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy (fee included)

Accompanied Check-in Fee

Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services see below (all fees inc VAT)

Studio - £140.00

1bed - £150.00

2bed - £160.00

3bed - £170.00

4bed - £190.00

DURING YOUR TENANCY:

Amendment Fee

Contract negotiation, amending terms and updating your tenancy agreement during your tenancy £75.00 (inc VAT)

Renewal Fee (tenants share)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement £125.00 (inc VAT)

ENDING YOUR TENANCY:

Check out Fee (tenants share)

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s) **£insert table** (inc VAT)

Future Landlord Reference Fee

Collating information and preparing a reference for a future landlord or letting agent £50.00 (inc VAT) per reference request

OTHER FEES AND CHARGES:

Lost Security Items

Obtaining necessary permissions, sourcing providers and travel costs £125.00 (inc VAT) plus item cost Out of

Hours Services

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 £60.00 per hour (inc VAT) plus any actual costs incurred

Unpaid Rent

Returned Payments Interest at 8% above Bank of England Base Rate from date due

Professional Cleaning (if required)

Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

£45.00 (inc VAT) per hour which will be deducted from the Security Deposit

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

Redress: This firm is a member of The Property Ombudsman and www.tpos.co.uk but please check.

Client Money Protection: This firm is a member of Lonsdale Insurance Brokers client money protection scheme.

