



FEES TO TENANTS

BEFORE YOU MOVE IN:

Referencing	£150.00 (inc VAT) per person
<ul style="list-style-type: none">Referencing 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)	
Tenancy Agreement	£180.00 (inc VAT) per tenancy
<ul style="list-style-type: none">Compiling a Tenancy Agreement between Tenant and Landlord, amending, editing and including terms	
Guarantor Fee	£150.00 (inc VAT) per guarantor (if required)
<ul style="list-style-type: none">Covering credit referencing as well as contract negotiation (amending and agreeing terms)	
Pet Deposit	Returnable additional Security Deposit of £600.00
<ul style="list-style-type: none">To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy.	

DURING YOUR TENANCY:

Amendment Fee	£60.00 (inc VAT)
<ul style="list-style-type: none">Contract negotiation, amending terms and updating your tenancy agreement during your tenancy	
Renewal Fee (tenant's share)	£60.00 (inc VAT)
<ul style="list-style-type: none">Contract negotiation, amending and updating terms and arranging a further tenancy and agreement	

ENDING YOUR TENANCY:

Check out Fee (tenant's share)	From £75.00 (inc VAT) depending on size of property – please ask us for more details
<ul style="list-style-type: none">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 Services	£60.00 per hour (inc VAT) plus any actual costs incurred
<ul style="list-style-type: none">Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate	
Unpaid Rent / Returned Payments	Interest at 8% above Bank of England Base Rate from date due
Professional Cleaning (if required)	FROM £130.00 (inc VAT) which will be deducted from the Security Deposit if necessary
<ul style="list-style-type: none">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