

FEES TO: TENANTS

<u>BEFORE YOU MOVE IN:</u>	
<p>Set up fee (tenant's share) for up to two tenants 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</p>	£336 (inc VAT) - for 2 tenants
<p>Additional Tenant Fee Processing the application, associated paperwork and referencing</p>	£108.00 (inc VAT) per tenant
<p>Guarantor Fee Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement</p>	£60.00 (inc VAT) per guarantor (if required)
<p>Permitted Occupier Fee Occupier: 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</p>	£60.00 (inc VAT) per permitted
<p>Right To Rent Check Fee Valid passport or valid Visa must be shown to the then agent to run the sufficient Right to rent checks. The fee will not be returned if you withdraw your application for any reason or if, in our landlord's opinion, satisfactory references are not subsequently obtained. For more information, please visit www.gov.uk/check-tenant-right-to-rent-documents.</p>	A charge of £12 (Inc VAT) per person over the age of 18 years old will be charged per tenancy.
<p>Pet Deposit To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorized scheme and may be returned at the end of the tenancy</p>	Calculated based on your rent amount (8 weeks deposit instead of standard 6 week deposit)
<u>DURING YOUR TENANCY:</u>	
<p>Amendment Fee Contract negotiation, amending terms and updating your tenancy agreement during your tenancy</p>	£60.00 (inc VAT)
<p>Renewal Fee or (tenant's share) Contract negotiation, amending and updating terms and arranging a further tenancy and agreement</p>	£60.00 (inc VAT)
<u>ENDING YOUR TENANCY:</u>	
<p>Check out Fee (tenant's share) (Depending on size of property) Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)</p>	Between £85 - £200 (inc VAT)
<u>OTHER FEES AND CHARGES:</u>	
<p>Unpaid Rent / Returned Payments Base Rate from date due</p>	Interest at 8% above Bank of England
<p>Professional Cleaning (if required) 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.</p>	£15.00 (in VAT) per hour which will
IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF	