



## TENANT FEES

### BEFORE TENANT MOVE IN

Holding deposit: £300

Reservation / holding deposit fee to reserve the property whilst administration & referencing checks are being undertaken. The amount to be used towards the 1<sup>st</sup> months' rent upon successful checks.

Tenancy security deposit: Equivalent to 6 weeks' rent & equivalent to 2 months' rent for Housing Benefits Tenants.

Administration Fees: £150 inclusive for one applicant: £180 inclusive for 2 applicants; £210 inclusive for 3 applicants: £250 inclusive for 4 applicants.

(Process application, administrative paperwork, identity checks, immigration checks, income & affordability checks, credit checks, Tenant & Landlord negotiation handling).

Referencing fees (Professional reference agency) £70 + VAT per applicant.

Guarantor Reference fee (if required): £70 + VAT

Covering referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.

Tenancy agreement (renewals included): £180. This is a total fee for all Tenants named on the agreement for the respective property.

Inventory fees: Studio	£100
1 bed	£120
2 bed	£140
3 bed	£165
4 Bed	£190
5 Bed	£230

Accompanied check. Preparing an Inventory including taking pictures and Schedule of Condition of the property and taking meter readings for utilities and services.

Pet deposit, surcharge (if relevant): Depending on landlord requirements

### AFTER TENANT MOVE IN

Tenancy renewal: No fees charged for renewal unless changes to tenant personnel / occupier and or any fundamental change to the tenancy. This may require and incur new referencing costs.

Change of occupiers administration & reference fees: £70 + VAT for removal of Tenant; £135 + VAT per additional Tenant (subject to acceptable credit & reference checks).

Late rent arrears payment penalties: £50 per late payment, plus £10 per day charge for subsequent days where the rent is overdue.

Early Tenancy termination fee: £250 and liability for rent for the period up a new tenant commences tenancy plus any fees usually payable by the landlord (at the landlord's discretion).

End of tenancy Tenant reference request: £35

Please note: The above are subject to change and update. Full terms, fees, details and clauses will be provided upon application for a Tenancy and subsequent Tenancy agreement.