

TENANT FEES

RESIDENTIAL LETTINGS & PROPERTY MANAGEMENT

In accordance with the Consumer Rights Act 2015 in this document we outline our fees in respect of residential properties which we let and manage under an Assured Shorthold Tenancy or other Assured Tenancy. Please contact us if you require further information.

BEFORE YOUR TENANCY

Holding Deposit

Tenancy Deposit
Long let tenancy

Short let tenancy

Tenant Referencing Fee

Includes:

1. Considering a Tenant's proof of identity and address
2. Conducting Right to Rent Checks including considering visas and immigration status
3. Conducting Credit Checks
4. References from current or previous employers and or Landlords
5. Conducting any other relevant checks to assess affordability of the rent of the property

New Tenancy Arrangement Fee

Includes:

1. Processing a Tenant's application for a new tenancy after successful referencing
2. Negotiating and agreeing level of rent and deposit if so required
3. Negotiating and dealing with any special terms between the Tenant and the Landlord
4. Preparing an appropriate tenancy agreement
5. Arranging for the tenancy agreement to be signed by the Tenant and the Landlord
6. Providing signed copies of the tenancy agreement to all parties

Deed of Guarantee

Includes:

1. Preparation of Deed of Guarantee
2. Arranging for the Deed of Guarantee to be signed by the Tenant's guarantor
3. Providing a signed copy of the Deed of Guarantee to all parties

FEE

1 week's rent

Up to 5 weeks' rent (or 6 weeks' rent if rent is above £50,000)

Greater of £700- or 1-weeks' rent

No Fee for Assured Shorthold Tenancies and Residential Properties

No Fee for Assured Shorthold Tenancies and Licences to Occupy Residential Properties

No Fee for Assured Shorthold Tenancies and Licences to Occupy Residential Properties

DURING YOUR TENANCY

Changes to Tenancy Agreement, Notation, Change of Occupant – Requested by the Tenant

If both the Landlord and the Tenant agree, we will make changes to the tenancy agreement. The fee includes:

1. Liaising with both the Landlord and Tenant
2. Negotiating the changes
3. Making the appropriate amendments and arranging for execution of the tenancy agreement variation
4. Providing signed copies to all parties

If negotiations become overly complicated or delayed, additional costs will apply.

Replacement of Lost Keys and Key Fobs

If the Tenant loses their keys or key/alarm/garage fobs, this is the cost of replacement (also applies at the end of the tenancy).

Late Rent Payment

The cost charged if any direct debits or other payments bounce or if you are late in making payment of the rent due.

Copies of Documents

The cost of providing any copy documents to you. Such copies will be provided by e-mail only.

Early Release from Tenancy

This is the cost charged in the event that a Tenant wishes to end a tenancy early and provided that their tenancy agreement does not permit early termination (or where such a break option has expired). The Landlord will be advised that they must attempt to find a replacement Tenant at the earliest possible, however, please note that the cost is plus:

1. payment of rent, utilities and outgoings until expiry of term or until Property is re-let, whichever is the earliest
2. any reasonable commission which the Landlord is liable to us relating to the unexpired term of the Tenancy; and
3. any reasonable costs incurred by the Landlord as a result of early termination.

FEE

Reasonable cost of amendment - minimum £50 inc VAT

The reasonable cost of replacement

3% APR above the Bank of England base rate

No Fee

Financial loss to the Landlord and reasonable costs incurred by us as the agent in arranging for the Tenant to leave early

AT THE END OF YOUR TENANCY

Tenancy Renewal

Renewing a Tenant's tenancy of the same/existing rental property, including the preparation of any necessary documents, memorandum of renewal or a new tenancy agreement if required.

Check Out-Inventory

Arranging for the preparation of a check out inventory following the Tenant vacating the property. An inventory clerk will be instructed to prepare the check-out inventory.

Future Tenant References

The cost of providing a reference for the Tenant to another Landlord or agent, in respect of the rental of another property.

Late Payments

Interest will be charged if any payments due to us are overdue.

FEE

No Fee for Assured Shorthold Tenancies and Licences to Occupy Residential Properties

No Fee for Assured Shorthold Tenancies and Licences to Occupy Residential Properties

£50 inc VAT

3% APR above the Bank of England base rate