

# FEES TO TENANTS

## BEFORE YOU MOVE IN

### Tenancy Set up Fee (tenant's share)

**£200.00 (inc VAT) per property**

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).

### Third Party Credit Reference Fee

**£60.00 (inc VAT) per tenant**

Processing the application, associated paperwork and referencing.

### Guarantor Reference Fee

**£60.00 (inc VAT) per guarantor (if required)**

Covering credit referencing and preparing a Guarantor Agreement as part of the Tenancy Agreement.

### Security Deposit

An amount equal to six weeks rent unless otherwise agreed.

### Pet Deposit

Returnable additional Deposit of two weeks unless otherwise agreed. 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

**£240.00 (inc VAT)**

Contract negotiation (amending and agreeing terms) and arranging the tenancy and tenancy agreement.

### Additional Credit Reference Fee

**£60.00 (inc VAT) per tenant**

Referencing a change of tenant.

### Renewal Fee (tenant's share)

**£78.00 (inc VAT)**

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.

## ENDING YOUR TENANCY

### Check out Fee (tenant's share)

**£120.00 (inc VAT)**

This is an approximate figure which may vary depending on the size of the property and provider rates.

### Unpaid Rent/ Returned Payments

Interest at 3% minimum above Bank of England Base Rate from date due.

### Professional Cleaning (if required)

**£240 (inc VAT) which will 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. This figure is an estimate.

If you have any questions on our fees, please ask a member of staff.