

FEES to: TENANTS

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BEFORE YOU MOVE IN			
SERVICE	DETAILS	Fee excl. VAT	Fee inc. VAT
Tenancy Agreement Fee (Tenant's share) For One tenant	Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement	£0	£0
Reference Fee per Tenant	Credit, employment, landlord and right to rent checks, progressing the application and referencing process.	£0	£0
Permitted Occupant Check Fee	We must check every occupant over 18 has the legal right to rent in the UK	£0	£0
Guarantor Fee	Covering referencing and preparing the Tenancy Agreement	£0	£0
Bank Reference Fee	N/A	Refer to your bank as charges may vary	Refer to your bank as charges may vary
Reservation Deposit	Reservation Deposit is a payment made by a tenant to a landlord (or to an agent acting on the landlord's behalf) to reserve a property	Equivalent to 1 weeks rent, and this will become part of your full 5 weeks security deposit when you move in	Equivalent to 1 weeks rent, and this will become part of your full 5 weeks security deposit when you move in
Security Deposit	Where applicable this deposit will be protected in a government-authorised scheme and may be returned at the end of the tenancy.	Equivalent to 5 weeks rent, depending on a particular property and furnishings.	Equivalent to 5 weeks rent, depending on a particular property and furnishings.
Pet Deposit	Depends on the development management	TBC	TBC
Deposit Registration Fee (Tenant's share)	For registration and updating of your deposit in the Tenancy	£0	£0

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	Deposit Scheme (AST's only).		
Inventory and Check In Fee (Tenant's share)	An independent Inventory Clerk will attend the property to undertake Schedule of Condition.	£0	£0
Stamp Duty	Due on tenancies that amount to over £125,000.		
Withdrawing from Tenancy	When your offer is accepted, subject to contract, your reservation deposit becomes holding deposit.	<p>Your entering into a Tenancy Agreement with the Landlord - Holding Deposit will be added towards your move in monies.</p> <p>Once the offer is agreed subject to contract, your holding deposit is refundable if:</p> <ul style="list-style-type: none">- The Landlord withdrawing from the proposed agreement, or- The Deadline for Agreement passing without a Tenancy having been entered into through the fault of the Landlord. <p>Your Holding Deposit will be forfeit if:</p> <ul style="list-style-type: none">-You withdraw from the proposed agreement, or- You provide false or misleading information, or- You fail a Right to Rent check, or- You fail a Referencing check, or- You fail to take all reasonable steps to enter into a Tenancy Agreement by the Deadline for Agreement.	
DURING YOUR TENANCY			
Agreement Amendment Charge	Contract negotiation, amending terms and updating your tenancy agreement during your tenancy	£50	£60
Agreement Extension & Renewal Fee	Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.	£0	£0
Call out services (including out of hours)	Where actions of the tenant result in the agent (or nominated contractor) attending the	£0	£0

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	property, time to remedy the situation is charged at the prevailing rate.		
OTHER FEES AND CHARGES			
Unpaid Rent / Returned Payments	Late rent payments	Interest at 3% above Bank of England Base Rate from date due	Interest at 3% above Bank of England Base Rate from date due
Professional Cleaning	The charge will be deducted from the Security Deposit if this has not been carried out at the end of the tenancy. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.	As per the charge of the cleaning company	As per the charge of the cleaning company
Contractual Damages	In the event that the Landlord incurs costs due to the Tenant's breach of contract or failure to fulfil the obligations contained in the contract, the Tenant will be liable for these costs.	Depends on the damage	Depends on the damage
Key Replacement	If keys, fobs or other security devices are lost or damaged by the Tenant and we have to replace them, the Tenant will be liable for the reasonable costs of their replacement. You may not change the locks without the permission of your Landlord, to do so would be a breach of your Tenancy Agreement.	Equal to replacement costs	Equal to replacement costs

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Early Termination	If a Tenant wishes to terminate a Tenancy before the end of the fixed term or notice period contained in the Tenancy, the Tenant will be liable to pay the rent as required under the Tenancy until the end of the fixed term or notice period or until a suitable replacement tenant is found. The Tenant will also be liable for any losses incurred by the Landlord which may include costs for referencing, check in / out, deposit registration, tenancy agreement, marketing and advertising.		
IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF OUR LETTINGS TEAM			