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Lettings



**CLIENT MONEY PROTECTION  
(CMP) PROVIDED BY NALS**



**INDEPENDENT REDRESS  
PROVIDED BY TPOs**



# FEES TO TENANTS

## BEFORE YOU MOVE IN

<b><u>Reservation Holding Deposit</u></b>	£300 (inclusive of VAT) per tenant Paid to secure the property, remove from marketing and to proceed with referencing. This also covers costs towards your check in, check out and inventory services
<b><u>Tenant Referencing Fee</u></b>	£125 (inclusive of VAT) per tenant (Identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to access affordability) as well as contract negotiations (amending and agreeing terms)
<b><u>Guarantor Fee</u></b>	£150 (inclusive of VAT) Covering credit referencing and all of the above as per the set-up procedure and Deed of Guarantee as part of the tenancy agreement
<b><u>Permitted Occupier Fee</u></b>	£125 (inclusive of VAT) per permitted occupant Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord, as well as provision of documentary guidance and assistance during the tenancy
<b><u>Pet Deposit</u></b>	From £300 (inclusive of VAT) dependent of the pet Non-refundable payment to cover cleaning/infestation treatment at the end of the tenancy

## DURING THE TENANCY

<b><u>Rent</u></b>	1 months' rent to be paid in advance (payable at the start of the tenancy agreement)
<b><u>Security Deposit</u></b>	Minimum equivalent of 1 months' rent (payable at the start of the tenancy agreement)
<b><u>Amendment Fee</u></b>	£50 (inclusive of VAT) per tenant Contract negotiation, amending terms and updating the tenancy agreement
<b><u>Renewal Fee</u></b> (tenant's share)	£100 (inclusive of VAT) Contract negotiation, amending and updating terms and arranging a further tenancy agreement

## ENDING YOUR TENANCY

<b><u>Early Surrender of AST</u></b>	Tenant(s) responsible for landlords re-letting fees (fees are individually negotiated and based upon services required). Tenants wishing to surrender the tenancy early in the fixed term tenancy agreement with the landlord(s)
<b><u>Unpaid Rent/ Returned Payments</u></b>	Interest charged at 8% above Bank of England Base rate from date due
<b><u>Professional Cleaning</u></b> (if required)	Prices vary to the size of the property, 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

**FOR FULL DETAILS OF SERVICES AVAILABLE AND RELEVANT CHARGES, PLEASE ASK A MEMBER OF THE LETTINGS TEAM**