



LETTINGS FEES: TENANTS

BEFORE YOU MOVE IN

Set up Fee

£300 for up to two tenants

- Referencing up to two 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.
- Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

Additional Tenant Fee

£50 per additional tenant

- Processing the application, associated paperwork and referencing

Guarantor Fee

£50 per guarantor
(if required)

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

Accompanied Check-In Fee

£85 - £150 depending on
property size

- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

Tenancy Security Deposit

Variable amount depending
on property size

- This will be protected in a Government-authorised Tenancy Deposit Scheme and may be returned at the end of the tenancy

Pet Deposit

Returnable additional Security Deposit
of 50% of monthly rental amount
(where applicable)

- To cover the additional risk of property damage. This will be protected along with your Security Deposit in a Government-authorised scheme

DURING YOUR TENANCY

Amendment Fee

£100

- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee

£50

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

Future Landlord Reference Fee

No charge

- Collating information and preparing a reference for a future landlord or letting agent

Unpaid Rent / Returned Payments

Interest at 5% above Bank of England
Base Rate from date due

Professional Cleaning

£180 - £700 depending on number of
rooms and property size

- Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy

**PLEASE ASK A MEMBER OF STAFF IF YOU HAVE
ANY QUESTIONS CONCERNING OUR FEES**

ALL PRICES INCLUDE VAT