

# TENANT FEES

## BEFORE YOU MOVE IN:

Set out below are how our fees are calculated and clarification of what you will need to pay before you move in to a property. We believe you should be fully informed before you make any decision about a property. These fees cover Referencing, Tenancy Agreement administration, Inventory or Checkout checks. These will be paid in addition to any Rent and Deposit monies due under the Tenancy Agreement.

### Tenant Deposit

A deposit equivalent to one and a half months' rent will be required to be paid at the start of the tenancy. This is subject to referencing, a landlord may require a higher deposit if the referencing criteria is not met or a pet deposit is required further details will be provided at that time.

<b>Referencing</b>	<b>£60.00 (inc VAT)</b>	<b>This charge applies to each tenant applying for the tenancy.</b>
<b>Guarantor Referencing</b>	<b>£60.00 (inc VAT)</b>	<b>This charge applies to each guarantor.</b>
<b>Administration, contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement:</b>	<b>£130.00 (inc VAT) per property</b>	
<b>Checkout Fee</b>	<b>£90.00 (inc VAT)</b>	
<b>End of tenancy checkout paid in advance on fully managed properties (Letting &amp; Rent collection and Intro properties where applicable). Attending the property to undertake an updated Schedule of Condition based on the original inventory.</b>		
<b>Amendment Fee</b>	<b>£125.00 (inc VAT)</b>	
<b>Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.</b>		
<b>Renewal Fee</b>	<b>£125.00 (inc VAT)</b>	
<b>Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.</b>		

Please be aware that the need for a Guarantor may not become apparent until your referencing, (including for any joint tenants) has been completed, therefore guarantor referencing fee(s) will only become payable should a guarantor be required.

# STUDENT FEES

## BEFORE YOU MOVE IN:

**Administration, collating guarantor paperwork, contracts, arranging the tenancy and agreement, (amendments to contracts prior to the tenancy start date), one round of guarantor referencing.**

**£90.00 (inc VAT)**

**Additional Referencing of guarantors (or tenants) £20.00 (inc VAT)**

**Inventory charge at the start of the tenancy £40.00 (inc VAT)**

**Addition charges may apply for late payments of balance payments please see the Students terms and condition given to you when applying for your student accommodation.**

Additional fees may be applicable during the course of the tenancy. Please refer to your tenancy agreement and ask a member of staff for any clarification.

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