

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.

Referencing	£65.00 (inc VAT)	This charge applies to each tenant applying for the tenancy.
Guarantor Referencing	£65.00 (inc VAT)	This charge applies to each guarantor.
Administration, contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement	£120.00 (inc VAT) per property	
Inventory Fee	£125.00 (inc VAT)	
Prior to the start of tenancy inventory fees are payable on all properties. An independent inventory clerk attends the property prior to the start date of the tenancy to undertake a schedule of condition report and meter readings (if applicable).		
Amendment Fee	£250.00 (inc VAT)	
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy.		
Renewal Fee	£125.00 (inc VAT)	
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.		

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

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

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