

SUMMARY TENANT CHARGES

After an offer is accepted by the Landlord, which is subject to contract, acceptable references and cleared funds prior to the commencement of the tenancy, the following charges and fees will be payable: Tenancy Agreement charge and Credit Reference charges. These charges are non-refundable should you decide not to proceed with the Tenancy or if you fail to move in on the intended commencement date.

Providing the references are satisfactory and the Landlord is in agreement with the terms of the offer and confirms the grant of a Tenancy, further pre-move in preparations will progress.

Prior to the commencement date, cleared funds are required in respect of the share of the Inventory Check-in charge, the Initial Rent and the Tenant's Deposit.

New Agreements

Tenancy Agreement & Administration Charge		£180, additional charge of £60 per Tenant levied if more than two adults named on Tenancy Agreement.
Credit references	- Individual	£40
	- Additional tenant	£40
	- Company	£75
	- Guarantor	£75 (includes the cost of referencing and preparing a Guarantor clause in the Tenancy agreement)

Inventory Check-In

50% of the cost of the inventory – cost dependent upon size of property (typically between £30 – 100 plus VAT).

Deposit

8-10 weeks rent (subject to circumstances). Additional deposit will be taken in the event that permission is sought and granted for pets.

Initial Rent

A minimum of one month's rent required in advance upon commencement.

During the Term Rent

Payable monthly in advance by Standing Order or Direct Debit. Rent is 'Pure Rent' and does not include any services such as utilities and/or Council Tax. Annual Rent divided by 365 = Daily Rent.

Unpaid Rent

Interest at 5% above the Bank of England Base rate for the due date.

Renewal Memorandum

£85

Renewal Tenancy Agreement

£150

Future Landlord or Mortgage Reference Charge

£30

Inventory Check-Out

50% of the cost of the inventory – cost dependent upon size of property.



Additional Check-Out Visits

Repeat visits following final inspection to inspect works undertaken by Tenant charged at £60 plus travel.

All charges are inclusive of VAT at the prevailing rate.

Please note that we cannot accept payment of rent or deposits via a debit or credit card. No payments can be made in cash.

If you have any questions on our charges, please ask a member of the team.

April 2016