



FEESTO: TENANTS

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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

BEFORE YOU MOVE IN:

Set up fee (tenants share) £0

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) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement £0 (inc VAT) for up to two tenants

Additional Tenant Fee £0

Holding deposit – equivalent to 1 weeks rent which holds the property for 14 days

Preparing an Inventory and Schedule of Condition of the property if requested by the tenant, explaining how appliances function and taking meter readings for utilities and services starting from £100(inc VAT) all dependent on size of property

To cover the added risk of property damage. This will be protected with your security deposit in a Government authorised scheme and may be re- turned at the end of the tenancy Returnable additional Security Deposit of up to five weeks rent

DURING YOUR TENANCY:

Amendment Fee £50 per change per person to include

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

Payments to change the tenancy – where requested by the tenant capped at £50 (or reasonable costs if higher).

Payments associated with early termination of the tenancy – where requested by the tenant. This must not exceed the financial loss that a landlord may suffer, or reasonable costs that have been incurred by the landlord's agent resulting from an agreement for the tenant to leave early.

OTHER FEES AND CHARGES:

Lost Security Items keys £20 admin and fobs £20 admin plus the cost of replacement keys, fobs and any other security devices. As the cost of a locksmith should locks need to be changed

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate £30 per hour (inc VAT) plus any actual costs incurred

Default fee for late payment of rent and replacement of lost key/security devices, where required, under a tenancy agreement – default fees can only apply when this has been written into the tenancy agreement and covers late payment of rent, a lost key or security device. The amount of default fee is limited to 3% over the Bank of England base rate for each date that the payment is outstanding and applies to rent which is more than 14 days overdue.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

Redress: This firm is a member of The Property ombudsmen www.tpos.co.uk

Client Money Protection: This firm is a member of client money protect..

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