



FEES TO TENANTS

ADDITIONAL SERVICES

Tenancy set up and reference fee - £150 (inclusive VAT) per tenant

We will negotiate the terms of the agreement and agree any special clauses with the landlord. Our references are completed by an independent company, Rent4sure. Checks will include a credit check and employers; accountants and landlords check where necessary. Should a guarantor be required, an additional £150 (inclusive VAT) will be payable. Preparation and electronic exchange of the tenancy agreement and if required, the guarantor documents

Withdrawal from a tenancy agreement – should you withdraw from a tenancy agreement once it has been verbally agreed with the landlord or provide misleading information, the £300 holding deposit will be forfeit.

Surrender of the tenancy – Unless otherwise agreed with the landlord, all tenancy agreements are for a fixed and specified period. There is no provision to terminate the agreement before the expiry of the fixed period. Any early termination will result in the tenant being liable for the following:

- Rent until a new tenancy commences
- The additional agency fees incurred by the landlord from the date any new tenancy is entered until the date the tenancy covered by the agreement should have ended

Inventory check in fee - £50 (inclusive VAT) – the property manager will handover the property and provide an inventory and schedule of condition detailing the contents and condition of the property

Late rental payment fee - £35 (inclusive VAT) once rent is in arrears of 7 days or more

Renewal fee - £35 (inclusive VAT) - On the basis there is an extension of the initial tenancy, this fee is payable per tenant

End of tenancy cleaning – From £120 (inclusive VAT) if required at the end of tenancy inspection, a professional clean may be arranged, prices start at this figure and will be dependent on the size of the property and the amount of cleaning required