

LANDLORDS FEES

Full Management Fee 8% plus vat Plus lease set up fee £300.00 including vat with 6 months Free Rent Protection

Find Tenant Only Fee £300.00 including vat

Find Tenant Only Check Out Inventory £90.00 including vat

TENANTS FEES

Reference Fee Per Person including vat £100.00 – non refundable

Identity, immigration and visa confirmation, financial checks, obtaining references from current or previous employers/Landlords and any other relevant information to assess affordability.

Guarantor Fee Per person - £100.00 including vat – non refundable

Required for tenants under 25 years – Receiving Housing Benefit - Poor credit history.

Covering referencing and preparing a deed of Guarantee as part of the Tenancy Agreement

Check In Admin Fee Per Property - £150.00 including vat

Arranging the Assured Shorthold Tenancy Agreement. Inventory and schedule of condition, explain how appliances function, taking meter readings and advising utility companies.

Renewal Fee (Tenants Share) - £75.00 for 6 months and £130.00 for 12 months

Contract negotiation, amending and updating terms and arranging further tenancy agreement

Pet Deposit

To cover the added risk to the property damage. This will be returned with the security deposit in a Government authorised scheme and may be returned at the end of the tenancy

Other Fees and Charges

Breach of Tenancy Agreement (including arrears)

First Letter Nil

Second Letter £27.50 including vat

Consecutive Letters	£60.00 including vat
Section 8 Notice	£60.00 including vat
Missed Appointment	£60.00 including vat
Lost Keys	£25.00 including vat
Unpaid Rent/Returned Payments	Interest at 8% above Bank of England Base rate from due date
Professional Cleaning (if Required)	£15.00 incl vat per hour to be deducted from the Security Deposit. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy