



Tenant Fee Schedule



To assist you in every step of the rental process we believe everything should be open and transparent so you can budget effectively.

COSTS TO CONSIDER

Unless stated otherwise, or upon agreement with the Landlord, as a tenant you would be expected to cover a number of costs in addition to your periodic rent. These will include your utilities - gas if there is gas in the property, electricity and water. You will also be liable for council tax which will be dependent on the size and location of the property. In addition, it would also be prudent to consider the cost of a phone line, internet, TV license & contents insurance.

OUR FEES

BEFORE YOU MOVE IN

Once you have found the perfect home you will be expected to pay the following before you move in:

- ✓ **Holding Deposit** equivalent to one weeks rent.
- ✓ **Tenancy Deposit** equivalent to 5 weeks rent (if the total annual rent for the property is less than £50,000) or 6 weeks rent (if the total annual rent for the property is more than £50,000)

DURING YOUR TENANCY

After you have moved in you may be liable for additional fees throughout the tenancy, known as **Default Fees and Damages**, these include:

- ✓ Late rental payments – this will be 3% over above the Bank of England's base rate for each day that the payment has been outstanding.
- ✓ Replacement of keys. As a tenant you are responsible for ensuring that you look after the keys for the property throughout the tenancy. If you fail to do so you will be responsible for covering the replacement of those keys along with a £10 charge for our time.

OTHER FEES & CHARGES

Early termination

- ✓ Please note that in the event that you require to end your tenancy prior to the end of your current tenancy agreement, as a tenant you will be expected to cover both the agencies and landlords costs to establish new tenants in the property as though your tenancy had been unaffected. This would include paying rent up until a new tenant moves in and all costs associated with finding a new tenant. Please note that the above is dependent on Landlord approval and the exact amount will vary from property to property.

Change of occupants during tenancy

- ✓ Should you wish to remove or add an occupant throughout the tenancy costs will be incurred to facilitate this process. You will be charged £50 for a new tenancy agreement to be drawn up.

SHOULD YOU HAVE ANY QUERIES ABOUT OUR FEES PLEASE DO NOT HESITATE TO CONTACT A MEMBER OF STAFF.

The above fees are all inclusive of VAT at the current rate of 20%.

We are members of The Property Ombudsman

We are currently members of The Propertymark Client Money Protection (CMP) Scheme.

