

Tenant Fees

Our list of fees and charges for tenants is strongly competitive and truly transparent. Our services help you secure the property to rent that's right for you and we explain below all other additional charges you may pay alongside your monthly rent. Full details will be given to you in writing, as well as all of our terms of business and charges, before your contract with us begins. **All fees quoted include VAT.**

Before you move in

Holding Deposit: £500 per property

This reserves the property while we take up references and process your application. Services in return of payment:

- The property will be taken off the market during this process

Please be aware that you will normally forfeit this money if you withdraw from the transaction. If however, there is an issue with your referencing where we are unable to proceed with your application we will return the holding deposit less a charge of £80 (inc VAT) per person, covering our referencing and processing costs to that point.

Set up fee: £175 for one tenant

Services in return of fee:

- referencing one tenant with regards to their identity, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information
- contract negotiation (amending and agreeing terms)
- arranging the tenancy and tenancy agreement

Additional Tenant Fee: £75 per tenant

Services in return of fee:

- processing the application, associated paperwork and referencing

Guarantor Fee: £100 per guarantor

Services in return of fee:

- income and credit referencing and preparing a Deed of Guarantee

During your tenancy

Amendment Fee: £80

Services in return of fee:

- contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Renewal Fee (tenant's share): £96

Services in return of fee:

- contract negotiation, amending and updating terms and arranging a further tenancy and tenancy agreement

Application to change individual tenant(s) mid-term

Subject to a minimum of £200 and a maximum of £500, the charge is £100 for each departing tenant and £150 for each proposed new tenant. This covers preparing and processing the application between all the parties; referencing; right to rent checks; and, if the application is successful, the new tenancy agreement and updating the tenancy deposit protection

Ending your tenancy

Check-Out Fee

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit. Dependent on the number of bedrooms:

- 1 bed £120
- 2 bed £135
- 3 bed £145
- 4 bed £160
- 5 bed and over additional £24 per room

Other fees and charges

Missed appointments: £60 per property

To cover the cost of arranging and attending a further appointment if the tenant fails to attend a mutual appointment at the property during the tenancy without giving reasonable notice.

Bounced cheques: £15 per item

To cover the cost for any cheque given to the Landlord (or his Agent) that is subsequently returned by the bank to the Landlord/Agent for representation or referral.

Default notice: £60.00 (inc VAT)

If we/the landlord or the landlord's legal advisors serves a default notice for rent or any other money which is in arrears.

Full details will be provided in writing of all our terms of business and charges before you enter into any form of contractual relationship with us.

All amounts quoted include VAT (where applicable) and payments are required to be made by bank transfer.

If you have any questions about our fees just [contact us](#) and a member of staff will explain.