



## FEEES TO TENANTS

Client Money Protection provided by:



Independent Redress:



propertymark



[express-property.co.uk](http://express-property.co.uk)



Client Money Protection:



Independent Redress:



## FEES TO TENANTS

### BEFORE YOU MOVE IN:

Holding Deposit £500 per property

To reserve the property whilst we take up references and process your application. We will take the property off the market when we receive this money and whilst your application is ongoing. Please note you will normally forfeit this money if you withdraw from the transaction. If, however, there is an issue with your referencing, and we are unable to proceed with your application, we will return the holding deposit less a charge of £80 (inc VAT) per person, to cover our referencing and processing costs to that point.

Set up fee £175 (inc VAT) for one tenant

Referencing one tenant (identity, 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 tenancy agreement

Additional Tenant Fee £75 (inc VAT) per tenant

Processing the application, associated paperwork and referencing

Guarantor Fee £100 (inc VAT) per guarantor (if required)

Covering income and credit referencing and preparing a Deed of Guarantee

### DURING YOUR TENANCY:

Amendment Fee £80 (inc VAT) per property

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

Renewal Fee (tenant's share) £96 (inc VAT) per property

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 £250 and a maximum of £500, the charge is £100 for each departing tenant; and £150 for each proposed new tenant (inc VAT.)

### ENDING YOUR TENANCY:

Check-Out Fee (per property)

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit

o 1 bed £120

o 2 bed £135

o 3 bed £145

o 4 bed £160

o 5 bed+ £ 24 per additional room  
(all inc VAT)

### OTHER FEES AND CHARGES:

Missed appointments £60 (inc VAT) 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 (inc VAT) 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

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