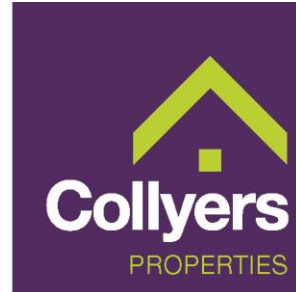


...the **service** you deserve,
from people you **trust**...



Tenants Fees– Updated 22nd February 2018: (All prices inclusive of VAT at current rate of 20%)

Fees before you move in:

After you've viewed the property and have decided to apply to rent it, and the landlord provisionally accepts your application subject to references, we will provide you with a Tenancy Terms and fee declaration form which lists the services we provide and the fees that are payable. You will then be asked for your tenancy set up payment, which will be offset against the total amount payable on the day you sign the tenancy agreement and move in to your new home.

Any additional fees that may be applicable to you, for example a guarantor fee, will be collected on the day that you sign your tenancy agreement along with your rental and security deposit payment

Tenancy Setup Fee - £190

The tenancy set up fee includes the cost of referencing – which will cover checking your credit status, previous employer, current or past landlords, and taking into account any other information to help assess the affordability of your tenancy application. The fee also includes providing a Tenancy Agreement and protecting your security deposit with a scheme such as My Deposits. It covers the cost of one person. The landlord pays a share to set up the tenancy.

Additional Tenant Fee - £90

This covers the cost of processing the application and associated paperwork for any additional applicants. For each additional applicant there will be a fee.

Permitted Occupier Fee - £30

This is a person approaching, or over the age of, 18 who will not be permanently residing at the rented property. This only applies in very specific situations and then only with the landlords consent. The costs include supplying the relevant documentation that explains in more detail what it means to be a permitted occupier and how this fits in with the tenancy of the property.

Guarantor Fee - £50

Depending on the outcome from your application from the referencing company, your earnings or overall financial position may require you to provide a Guarantor. This is not uncommon, and means you have someone on your behalf that undergoes credit referencing – to ensure they have sufficient earnings to cover the overall rent commitments in the event that you, as the tenant, are unable to pay your rent. This fee is payable in respect of each Guarantor to cover credit referencing costs and providing a Deed of Guarantee as part of the Tenancy Agreement, which details their obligations as a Guarantor.

During the tenancy, you may incur additional fees for other services:

Amendment Fee - £48

May be applicable if a change to the tenancy is required mid-term. This may be due to a change in personal circumstances. (this is subject to landlord consent).

Renewal Fee - £48

This is the cost of preparing a new Tenancy Agreement and negotiating with your landlord for a further fixed term tenancy. Extending your tenancy, if agreed by your landlord, gives an assurance of staying in the property for a further fixed period, and avoids the uncertainty of a landlord serving notice at any given time. The landlord also pays a share for renewing the tenancy.

Written Tenant Reference - £36

We are happy to provide a verbal or email reference to a new landlord / agent / referencing company **without** charge but should a tenant require a written reference on letter headed paper then a charge will be incurred.

End of Tenancy Works – 12% of total invoice

Deductions may be made due to variation of the condition of the property compared to the inventory. A work arrangement fee of 12% (of that invoice will be charged for arranging the work, processing the invoice and making the payment to the contractor