

## Tenants fees (all fees include VAT)

### BEFORE YOU MOVE IN :

Set up fee/contract fee	No Charge
(Referencing for one tenant (identity, immigration and visa confirmation, 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 agreement)	
Additional Tenant Fee	No Charge
(Processing the application, associated paperwork and referencing)	
Guarantor Fee	No Charge
(Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement)	
Accompanied Check-in Fee	No Charge
(Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services)	
Pet Deposit Returnable additional Security Deposit	No Charge
(To cover the added risk of property damage. This will be protected with your security deposit in a Government- authorised scheme and may be returned at the end of the tenancy)	

### DURING YOUR TENANCY :

Amendment Fee	£50.00
(Contract negotiation, amending terms and updating your tenancy agreement during your tenancy)	
Renewal Fee (Fixed Term Only)	No Charge
(Contract negotiation, amending and updating terms and arranging a further tenancy and agreement)	

### ENDING YOUR TENANCY :

Check out Fee (Tenant's Share)	No Charge
Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of security deposit(s)	

### OTHER FEES AND CHARGES :

Lost Key Fee	£50.00
Out of Hours Services	No Charge
Unpaid Rent / Returned Payments / Overpayments	£25.00 per transaction

Early termination fee of a Fixed Term Tenancy requested by the Tenant(s) will be 50% of one months rent as per the Assured Shorthold Tenancy entered into inclusive of vat

**IF YOU ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF**