



## TENANTS FEES

### Prior to start of tenancy

<b>Set Up Fee</b>	<b>£298.80 inc vat</b> <i>(£249.00 + vat)</i>	Included in the set-up fee: referencing (current and previous employer / landlord), identity checks, immigration and Visa confirmation, financial credit checking and eligibility.
<b>Guarantor Fee</b>	<b>£60.00 inc vat</b> <i>(£50.00 + vat)</i>	Covers credit referencing and preparation of the Deed of Guarantee as part of the tenancy agreement.
<b>Check-In Fee</b>	<b>No Charge</b>	Preparation of inventory and schedule of condition and hand-over of the property.
<b>*Pet Deposit</b>	<b>£250.00 per pet</b>	*Subject to landlord approval

### During your tenancy

<b>Amendment Fee</b>	<b>£60.00 inc vat</b> <i>(£50.00 + vat)</i>	To include contract renegotiation, amending or updating your tenancy agreement during your tenancy.
<b>Renewal Fee</b>	<b>No Charge</b>	To include contract negotiation, amending or updating terms and arrangement of further tenancy agreement.

### Ending your tenancy

<b>Check-out fee</b>	<b>No Charge</b>	Attendance of property to undertake an updated Schedule of Condition to determine the full or partial repayment of security deposit.
<b>Ending the tenancy early</b>	<b>50% of a month's rent + vat</b>	(Example: Rent of £800.00 pcm - 50% = £400.00 <i>(£400 + vat)</i> )

### Additional Costs and Services

<b>Breach or Non Compliance Charge</b>	<b>£60.00 inc vat</b> <i>(£50.00 + vat)</i>	Per infraction.
<b>Future landlord reference fee</b>	<b>£34.80 inc vat</b> <i>(29.00 + vat)</i>	Per request.
<b>Solicitor instruction when serving a section 8 notice</b>	<b>£250.00 inc vat</b> <i>(£208.33 + vat)</i>	Applicable where two or more month's rent is owed.
<b>Removal of interior locks fitted without permission</b>	<b>£70.00 inc vat</b> <i>(£58.33 + vat)</i>	Plus any repairs required to doors.