

## IN HOUSE - TENANTS FEES

Prior to start of tenancy		
<b>Set Up Fee</b>	<b>No Charge</b>	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>No Charge</b>	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>*Deposit</b>	<b>5 weeks' rent</b> For example: if your rent is £12,000pa, you would need to pay a deposit amount of **£1153.00 (12,000/12months x5weeks)	*Will be held in a government approved deposit protection scheme for the duration of the tenancy.  **Rounded down to the nearest pound.

During your tenancy		
<b>Amendment Fee</b>	<b>£48.00 inclusive of vat</b> (£40.00 plus vat)	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.
<b>Late rent payment</b>	<b>3% above the Bank of England base rate</b>	Rent overdue by more than 14 days will be subject to interest at the rate of 3% above the Bank of England base rate from the due date until payment received date. (outlined in 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>Negotiable at Landlords discretion.</b>	Payment of early tenancy termination.

Additional Costs and Services		
<b>Future landlord reference fee</b>	<b>No Charge</b>	Per request.
<b>Solicitor instruction when serving a section 8 notice</b>	<b>*£</b>	Refer to tenancy agreement.
<b>Removal of interior locks fitted without permission</b>	<b>*£</b>	Chargeable as a deposit deduction.