

### **Tenant Permitted Lettings Fees**

Our agents are all independent companies and have the ability to set and negotiate their fees individually, the following fees are for indication only.

Once your offer has been accepted on a property you will need to pay a holding deposit, the equivalent of one weeks rent. This payment will show your commitment to the property and in return we will put all other viewings on hold while you are going through the referencing process. This holding deposit will come off your final balance payable before moving in. In the event the tenancy does not proceed, if this is due to false or misleading information being provided by the tenant, tenant fails a right to rent check, tenant withdraws from the proposed agreement, or tenant fails to take reasonable steps to enter the agreement before the deadline, the holding deposit will be retained. Where this happens, the tenants will be provided with written notice explaining why the holding deposit is being retained within 7 days of deciding not to enter the agreement, or the deadline having passed. In the event the tenancy does not proceed for any reason, other than those mentioned above the holding deposit will be returned to the tenant.

#### **Before you move in:**

**Rent** – First month's rent in advance.

**Deposit** – The equivalent of 5 weeks rent.

#### **During the Tenancy:**

**Amendment fee £50 (Inc. VAT) per tenant** - Contract negotiation, amending terms and updating your tenancy agreement.

**Renewal Fee (Tenants share) £50 (Inc. VAT)** - Contract negotiation, amending and updating terms and arranging a further tenancy agreement.

#### **Ending the Tenancy:**

**Early Termination of AST (when requested by Tenant)** - Tenant(s) responsible for landlords re-letting fees (fees are individually negotiated and based upon each circumstance).

**Unpaid rent/Returned Payments** – Interest charged at 3% above Bank of England Base rate from first day rent falls due. This is only chargeable if in arrears for 14 days or more.

**Payments in respect of utilities, communication services, TV licence and Council Tax.**

**Professional Cleaning (if required)** - Prices vary to the size of the property, which will be deducted from the Security Deposit Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.