

## **FEE'S FOR TENANTS**

### **HOUSING ACT TENANCIES - ASSURED SHORTHOLD TENANCY (AST)**

Renting a property under AST means renting it out in a personal name and not exceeding £100,000 per year in rent.

### **PRE TENANCY - BEFORE YOU MOVE IN**

#### **HOLDING DEPOSIT**

Equivalent of one week's rent, which will be put towards your first rent due on completion of the tenancy.

#### **RENT DEPOSIT FOR ANNUAL RENT OF LESS THAN £50,000**

Equivalent to five weeks rent

#### **RENT DEPOSIT FOR ANNUAL RENT OF MORE THAN £50,000**

Equivalent to six weeks rent

### **DURING TENANCY AGREEMENT**

#### **CHANGES AND AMENDMENTS TO THE TENANCY AGREEMENT AFTER SIGNATURE**

Up to £50, or reasonable costs if this exceeds £50.

#### **LATE OR UNPAID RENT**

Interest will be charged at 3% above Bank of England base rate.

#### **LOST KEYS OR OTHER RESPECTIVE SECURITY DEVICES**

Any cost incurred for the replacement of keys or fobs.

# **FEE'S FOR NON-HOUSING ACT TENANCY (NHA) COMMON LAW TENANCY**

Non-Housing Act Tenancy (NHA) are applicable when renting in a company name and/or the annual rent exceeds £100,000.

## **PRE TENANCY - BEFORE YOU MOVE IN**

### **HOLDING DEPOSIT**

Equivalent to two weeks' rent, this will reserve the property allowing the relevant paperwork and referencing (including Right to Rent) for the tenancy to be completed.

### **TENANCY AGREEMENT**

£250 Plus VAT per tenancy

### **RENT DEPOSIT**

Equivalent to six weeks rent or eight weeks if you have a pet (unless otherwise agreed).

### **GUARANTOR FEE**

£100 Plus VAT per deed Processing the application and referencing.

### **REFERENCE FEE**

£40 Plus VAT Per Person - Processing the application and referencing.

### **COMPANY REFERENCE CHECKS**

£110 Plus VAT per reference

### **CANCELLING A LET BEFORE MOVING IN**

£250 Plus VAT per person, company tenancy £500 Plus VAT

### **BANK REFERENCE**

Fee Refer to your bank as charges may vary.

### **MAKING AN INTERNATIONAL PAYMENT**

£30 Plus VAT Per Payment

### **STAMP DUTY LAND TAX**

Payable on tenancies where the rent exceeds £125,000

## **DURING TENANCY AGREEMENT**

### **AMENDMENT FEE DURING THE TENANCY**

£500 Plus VAT - Contract negotiation, change of sharers, amending terms and updating your tenancy agreement during your tenancy.

### **LOST KEYS**

Any cost incurred for the replacement of keys or fobs.

### **UNPAID RENT/RETURNED PAYMENTS**

Interest at 4% above Bank of England base rate from date due

### **ARREARS LETTER CHARGE**

£20 Plus VAT per letter sent

### **RENEWAL NEGOTIATION**

£200 Plus VAT for each renewal, £45 + VAT for additional referencing

## **END OF TENANCY**

### **CHECK OUT ARRANGEMENT FEE**

£60 plus VAT organising the checkout and, where applicable, preparing the Schedule of dilapidations, liaising between you and your landlord and making recommendations.

### **CHECK OUT COST**

Inventory company charge dependant on the size and content of the property. The landlord normally pays for the inventory and check in.

### **PROFESSIONAL CLEANING**

As per the charge of the cleaning company. The charge will be deducted from the deposit if this has not been carried out at the end of the tenancy. Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

# LANDLORD FEE'S

## LONG LET TENANCY FEES

### LETTINGS ONLY

11% Plus VAT

### LETTINGS ONLY, PLUS RENT COLLECTION

13% Plus VAT

### RENEWALS – LETTINGS ONLY

11% Plus VAT

### RENEWALS – LETTINGS ONLY, PLUS RENT COLLECTION

13% Plus VAT

### ANY CONTINUATION PERIOD AFTER RENEWALS

7% Plus VAT

### FULLY MANAGED FEE

18% Plus VAT

## SHORT LET TENANCY FEE'S

### SHORT LET - LESS THAN 6 MONTH

20% Plus VAT

### SHORT LET - LESS THAN 6 MONTH – FULLY MANAGED

26% Plus VAT

## TENANCY AGREEMENT FEES

### LONG LET TENANCY

£375 Plus VAT Per Tenancy

### SHORT LET TENANCY

£210 Plus VAT Per Tenancy

### OTHER FEES

Please contact us for a breakdown of all other fees i.e cleaning, inventory check, Gas Certificate etc.