

Explanation of our Tenancy Application Fees



We are members of The Property Ombudsman redress scheme.



We send all tenants deposit monies to the DPS – Deposit Protection Services. We do not have Client Protection Money Insurance.

We promise to be fair, upfront and clear on all our fees.

All our fees will be pre- agreed before entering business with us outlined below are the fees payable when you apply to rent a property we are marketing. We believe you should understand these before you make any decision about a property. We set out below how our fees are calculated. All fees Include VAT. These will usually cover Referencing, administration and Inventory / check out Inventory. These will be paid in addition to any Rent and Deposit that is due under a Tenancy Agreement.

Tenant Deposit

A deposit equivalent to one month's rent plus one hundred pounds is normal and will be required to be paid at the start of the tenancy. This is subject to referencing, a landlord/company may require a higher deposit if the referencing criteria is not met, more risk with pets or other stipulation, further details will be provided at that time.

Fee	£ Incl. Vat	Explanation
Referencing	£108.00 / Per Person	This is charged for each tenant applying for the tenancy.
Guarantor Referencing	£90.00 / Guarantor	Only if a Guarantor is required and charged for each guarantor that is referenced.
Student Referencing	£240.00 / Per Student	This covers both the student and Guarantor per student.
Administration and Tenancy Agreement	£234.00	One off charge per property, for Administration and tenancy Agreement preparation. (STUDENTS Exempt from this charge.)

Fee	£ Incl. Vat	Explanation
Renewal/Extension agreements	£60.00	One off charge for each renewal/extension.
Late Payment	£42.00 / Per Person	If the rent remains unpaid for more than 7 days after the due date.

Inventory & Check out Inventory

We outsource the inventories to an independent third party company. We charge the Landlord at the start (So it's free to the tenant) and we charge the Tenant at the end (So it's free to the Landlord). These fees vary depending on the property size but normally £96.00 incl. vat for one and two bedroom, £144.00 incl. vat for a three and four bedroom property and £198.00 incl. vat for a five plus bedroom property.

Guarantor

You should be aware that the need for a Guarantor may not become apparent until your referencing, (including for any joint tenants) has been completed, therefore guarantor referencing fee(s) will only become payable should a guarantor be required.

Lost Keys

You may be charged for replacing keys or driving to a property if locked out £30.00 incl. Vat.

Please ask us to explain these to you, once we know your circumstance and how many tenants are applying for the property you are interested in, we can confirm the fees that could become payable.

For more details, please contact the branch