

Fees apply

Tenant Fees & Charges

Mandatory charges associated with the setting up of your tenancy

There are various fees and charges associated with renting a property that you should be aware of when considering making an offer on a property. More detailed information is available upon request.

(Where not payable you will be advised accordingly)

Please note the charges listed below are the maximum fees that will be applied depending on your circumstances and the number of tenants.

Tenancy agreement

Before any tenancy begins you will sign a Tenancy Agreement setting out the landlord's and tenant's obligations. A charge of £300 is made for the preparation of the original Agreement and a further £125 for any extension Agreement(s) subsequently entered into.

Should you change tenants at any point during the tenancy you must inform us and, subject to your landlord's agreement (which might

include the need to take up new references) we will prepare new documents for signature. Our fee for this will be £300.

Security deposit

A security deposit is required equating to at least 1 and a half month's rent. This deposit is held by us or passed to your landlord.

Tenancy deposit protection

Your security deposit must be protected by your agent or the landlord via a government approved tenancy deposit scheme. This is to ensure that if disputes arise these will be resolved by an independent third party. Within 30 days of paying your deposit your landlord or agent is required to give you details of the scheme.

Initial monies

The Initial Money consists of:

First month's rent in advance

Security Deposit

A deposit equivalent to six weeks rent (calculated by dividing the annual rent by 52 and multiplying by 6) will be required to be paid at the start of the tenancy. This is subject to referencing, a landlord may require a higher deposit if the referencing criteria is not met, further details will be provided at that time.

Administration Fee £50 per tenant

Referencing Fee £75 per tenant

Check-in fee - minimum of £150 depending on the size of the property (There may be instances where applicants pay for check-outs instead. Contact your local branch for more information)

Tenancy Agreement £300 (if supplied by us)

If there are any guarantors to the tenancy:

Guarantor Referencing Fee £100 per guarantor

And if the tenant is a company:

Company Referencing Fee £175

Other Charges:

Extension Agreements £125

Outgoing reference fee £24

The Initial Money will be confirmed and must be paid by debit card, bankers draft or building society cheque. If you use a credit card there will be a 3% additional fee.

We do not accept cash.

Rental payments

All rent is payable in advance by standing order. All payments should be made 72hrs prior to your rent due date to allow for clearance. Any financial problems you may encounter should reported to us.