

BEFORE YOU MOVE IN:

Referencing Fee **£90 (inc VAT) per adult 18 years & over**
Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability)

Guarantor Fee **£60 (inc VAT) per guarantor (if required)**
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Permitted Occupier Fee **£60 (inc VAT) per permitted occupier**
Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy

Admin. Fee **£60 (inc VAT) per property**
Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

Check-in Fee - Unfurnished property **1 Bed £84 (inc VAT) 2 Bed £96 (inc VAT) 3 Bed £108 (inc VAT) 4 Bed £120 (inc VAT) 5 Bed+ £136 (inc VAT)** charges are for bedroom(s) plus 1 reception room a £12 (inc vat) charge is added for a conservatory and/ or each additional room.

Check-in Fee - Furnished property **1 Bed £96 (inc VAT) 2 Bed £108 (inc VAT) 3 Bed £120 (inc VAT) 4 Bed £132 (inc VAT) 5 Bed+ £POA** charges are for bedroom(s) plus 1 reception room a £18 (inc vat) charge is added for a conservatory and/ or each additional room.

Preparing an Inventory and Schedule of Condition of the property, taking meter readings for utilities and services

Pet Deposit **Returnable additional Security Deposit of £450**
To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorized scheme.

DURING YOUR TENANCY:

Amendment Fee **£120 (inc VAT)**
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

ENDING YOUR TENANCY:

Check-out Fee - Unfurnished property **1 Bed £84 (inc VAT) 2 Bed £96(inc VAT) 3 Bed £120 (inc VAT) 4 Bed £132 (inc VAT) 5 Bed+ £138 (inc VAT)** charges are for bedroom(s) plus 1 reception room a £12 (inc vat) charge is added for a conservatory and/ or each additional room.

Check-out Fee - Furnished property **1 Bed £96 (inc VAT) 2 Bed £108(inc VAT) 3 Bed £120 (inc VAT) 4 Bed £132 (inc VAT) 5 Bed+ £POA** charges are for bedroom(s) plus 1 reception room a £18 (inc vat) charge is added for a conservatory and/ or each additional room.

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

OTHER FEES AND CHARGES:

Lost Security Items **£60 (inc VAT) plus item cost**
Obtaining necessary permissions, sourcing providers and travel costs

Out of Hours Services **£30 per hour (inc VAT) plus any actual costs incurred**
Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate

Unpaid Rent / Returned Payments **Interest at 4% above Bank of England Base Rate from date due**

Professional Cleaning (if required) **£18 (inc VAT) per hour** 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.

INDEPENDENT
REDRESS PROVIDED
BY: TPOS



CLIENT MONEY
PROTECTION (CMP)
PROVIDED BY : ARLA

arla | propertymark
PROTECTED