

# INFORMATION FOR TENANTS

Please ensure that ALL referees you have provided have been advised that they will be contacted by a referencing agency and request a speedy response otherwise your application may be delayed.

## Before you move in

This acts as a holding fee and covers the cost of the tenancy agreement and references. This is a non-refundable charge once references have been taken up.

One tenant	£330.00 Inc VAT
Two tenants	£360.00 Inc VAT
Three tenants	£390.00 Inc VAT
Four tenants	£420.00 Inc VAT

## These charges include:

Reference:

£258.00 INCLUDING VAT 1<sup>st</sup> Tenant

£288 INCLUDING VAT 2<sup>nd</sup> Tenant

£318 INCLUDING VAT 3<sup>rd</sup> Tenant

£348 INCLUDING VAT 4<sup>th</sup> Tenant

Tenancy Agreement:

£72.00 INCLUDING VAT

If a guarantor is needed they will be referenced at a cost of £90.00 INCLUDING VAT per guarantor.

Once satisfactory references have been received you will receive a letter and invoice detailing the amount required to be paid on the day you move in. (unfortunately credit and debit cards and cheques cannot be accepted). This amount will include a deposit.

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After you move in

Charges include:

1. Pay a fee of £25 including VAT being the reasonable costs of the Landlord's Agent for each letter the Landlord's Agent, acting reasonably, has to send to the Tenant concerning breaches of the tenancy agreement.
2. Pay a charge of £20 including VAT to the Landlord's Agent for any payment presented to the Landlord's Agent's bank but returned, refused or re-presented by the bank for any reason. This fee will be payable for each presentation which fails.
3. Pay a charge of £180 including VAT to the Landlord's Agent for a changeover of tenancy.
4. Pay a charge of £180 including VAT to the Landlord's Agent for an Early release.
5. Pay a charge of £25 including VAT for aborted arranged visits to the property.
6. Pay a charge of £150.00 including VAT for referencing during the course of the tenancy.