

BEFORE YOU MOVE IN

Set up fee (tenant's share) £210 (inc VAT) for one tenant Referencing for one tenant (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

Additional Tenant Fee £60 (inc VAT) per tenant Processing the application, associated paperwork and referencing

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

Holding Fee 50% of one month's rent This is payable once the referencing has gone through and the tenancy is secured. The fee is taken as protection against loss of rent for the landlord should a tenant fail to move into the property and is therefore non refundable

DURING YOUR TENANCY: Renewal Fee (tenant's share) £72 (Inc VAT) Contract negotiation, amending and updating terms and arranging a further tenancy and agreement Late Rent Fee £24 (Inc VAT) Early termination Fee 50% of one month's rent Payable if a tenant needs to move out prior to end of the contract period. This is subject to the agreement of the landlord and consent may not be given. Rent may also be payable until a new tenant takes over the tenancy, again this is at the discretion of the landlord.

Please note that Philip Laney & Jolly do NOT charge any of the following fees:
Check in Check out Guarantor's clause Permitted occupant's clause Pet clause Break clause Express check in fee Paperwork fee Third party reference request Weekend move-in Key collection fee End of tenancy reference request Contractor access service Contents insurance arrangement fee

client money protection by

