

Fees to: Tenants



BEFORE YOU MOVE IN:

Referencing Fee £85.00 (inc VAT) for each tenant over the age of 18
Referencing the tenants (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 £60.00 (inc VAT) per guarantor (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Permitted Occupier Fee £50.00 (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

Accompanied Check-in Fee £120.00 (inc VAT)
Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services, as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

Pet Deposit Returnable additional Security Deposit of £250.00
To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorized scheme and may be returned at the end of the tenancy

MAY WHETTER AND GROSE have clients money protection (CMP) via The Royal Institute of Chartered Surveyors (RICS).

MAY WHETTER AND GROSE are members of The Property Ombudsman Scheme (TPO) for dispute resolution.

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DURING YOUR TENANCY:

Amendment Fee £120.00 (inc VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Future Landlord Reference Fee £12.00 (inc VAT) per reference request
Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES AND CHARGES:

Out of Hours Services £31.25 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 hourly rate

Unpaid Rent / Returned Payments Interest at 8% above Bank of England Base
Rate from date due

Professional Cleaning (if required) £15.00 (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.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

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