



# Kingswood

LETTINGS & PROPERTY MANAGEMENT

## SCALE OF FEES FOR TENANTS

as of October 2018

### TENANCY SET UP COSTS;

<b>Referencing</b> Referencing of the first tenant to include identity, financial credit check, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability.	£130.00 per tenant aged over 18 years
<b>Contract Negotiation</b> (amending and agreeing terms and arranging the tenancy and agreement)	£100.00 (tenant's share)
<b>Guarantor Fee</b> Covering credit referencing and preparing a Guarantor Agreement as part of the Tenancy Agreement	£130.00 per guarantor (if required)
<b>Rent</b>	First Month's Rent Due in Advance
<b>Deposit</b> Your security deposit will be protected in a Government-authorized scheme and may be returned at the end of the tenancy	Equivalent to One Month's Rent (unless otherwise agreed)
<b>Pet Deposit</b> 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	Additional Deposit of £200.00 (unless otherwise agreed)

### ENDING YOUR TENANCY;

<b>Check Out Fee</b> Agent attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit	£75.00
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### OTHER FEES AND CHARGES;

<b>Unpaid Rent</b>	Interest at 4% above Bank of England Base Rate on any rent arrears of more than fourteen days calculated from rent due date
<b>Extension Fee (tenant's share)</b> Contract negotiation, amending and updating terms and arranging a further tenancy and agreement	£70.00

*Kingswood Lettings and Property Management are a member of The Property Ombudsman Approved Redress Scheme.  
Kingswood Lettings and Property Management are a member of the Client Money Protect.*