

Tenant fees

A full breakdown of Tenant fees (all fees and charges are shown inc. VAT)

Set up (tenant's share) – includes one tenant reference and ID check.	
Contract negotiation (amending and agreeing to terms) and arranging the tenancy	£225.00
Additional tenant reference checks including identity and Right to Rent check	£ 75.00
Guarantor reference, identity check and preparing a deed of guarantee as part of the tenancy agreement	£150.00
Company reference	£ 96.00
Inventory check-in report (tenant's share) Minimum £96 to maximum (sliding scale dependent on the size of the property and whether furnished or unfurnished)	£594.00
Last minute cancellation or change to inventory appointment	£ 66.00
Tenancy deposit	6 Weeks Rent
Pet deposit	£250.00
Withdrawing from a tenancy	A minimum of £294.00 per person
Renewal negotiation and paperwork (paid at renewal)	£ 30.00
Change of sharer (includes one tenant reference)	£396.00
Call out services plus the contractor's invoice	£66.00 per hour
Last minute cancellation of prearranged visits	£66.00 per visit
Inventory check out (paid at end of tenancy)	£100.00
Hourly rate (for example, replacing any damaged or broken items, or returning any fixtures or fittings to their original position plus any replacement cost)	£66.00 per hour
Unpaid rent / returned payments payment unpaid or returned	£33.00 per
Interest on unpaid commission or other monies base rate of Barclays Bank PLC per annum, calculated daily	4% above the
Stamp duty land tax	
This tax is payable on tenancies where the rent exceeds £125,000 (HMRC.gov.uk/stampduty)	

You will also be responsible for all household bills such as gas, electric, water, telecoms, council tax and so on if you have any questions your local lettings team will be able to help you.

NB All tenancies are subject to a non-refundable deposit of £250 (deducted from first month's rent assuming the tenancy proceeds)