



Kingsleigh Residential

Property consultants

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Tenant Fees

BEFORE YOU MOVE IN:

Set up fee (tenants share)

Referencing up to two 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) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement **£300 (inc VAT)** for up to two tenants

Additional Tenant Fee

Processing the application, associated paperwork and referencing **£90 (inc VAT)** per tenant

Guarantor Fee

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement **£100 (inc VAT)** per guarantor (if required)

Permitted Occupier Fee

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 **£50 (inc VAT)** per permitted occupier

Pet Deposit

To cover the added risk of property damage. This will be protected with your security deposit in a Government authorised scheme and may be returned at the end of the tenancy Returnable additional Security Deposit of **2 weeks' rent**

DURING YOUR TENANCY:

Amendment Fee

Contract negotiation. amending terms and updating your tenancy agreement during your tenancy **£80 (inc VAT)**

Renewal Fee (tenants share)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement **£80 (inc VAT)**

ENDING YOUR TENANCY:

Check out Fee (tenants share)

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s) **£90 (inc VAT)**

Future Landlord Reference Fee

Collating information and preparing a reference for a future landlord or letting agent **£15 (inc VAT)** per reference request

OTHER FEES AND CHARGES:

Lost Security Items Obtaining necessary permissions, sourcing providers and travel costs **£20 (inc VAT)** plus item cost

Out of Hours Services Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate of **£25 per hour (inc VAT)** plus any actual costs incurred

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

Credit card fee **1% (inc VAT)**

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

Redress: This firm is a member of The Property Ombudsman (www.tpos.co.uk).

Client Money Protection: This firm is not a member of a client money protection scheme.