



## **Section 83 Consumer Rights Act 2015 Displaying of Fees**

### **Enfields Leeds Ltd are a member of a Client Money Protection Scheme – National Association of Estate Agents (Aviva and Royal Sun Alliance)**

#### **Tenants Fees**

The asking rent does not include letting fees. Depending on your circumstances and the property you select, enfields may also apply the following upfront fees:

#### **Pre-tenancy charges per property**

|   |                                    |
|---|------------------------------------|
| Application (Right to rent check, completion and agreement of basic terms)  | £100.00 (Covers first two tenants) |
| Reference (Credit check, employers/income verification, landlord reference)   | £100.00 (Covers first two tenants) |
| Administration (Preparing draft docs, seeking approval, providing final documents for signature, arranging move in date and check in) | £100.00 (Covers first two tenants) |
| Subsequent reference & admin application fee  | £120.00 (Per tenant)               |
| Guarantor reference & admin fee   | £120.00 (Per guarantor)            |
| Change of move in date (After AST issued)   | £60.00                             |
| Additional pet deposit – (Landlord dependant)   |                                    |
| All fees are inclusive of VAT   |                                    |

#### **Optional tenancy charges per property**

|  |         |
|--|---------|
| Missed appointment charge<br>(routine visits & contractors)                      | £40.00  |
| Tenancy renewal fee  | £75.00  |
| Addendum to tenancy (prior to signing)<br>(changes and special request to terms) | £75.00  |
| Addendum to tenancy (post signing)<br>(changes and special request to terms)     | £75.00  |
| Late rent payment charge   | £45.00  |
| Rent arrears letter/reminder   | £30.00  |
| Check out fee  | £100.00 |
| Replacement of documents   | £40.00  |
| Returned Cheque  | £30.00  |
| Return of overpaid rent  | £25.00  |
| All fees are inclusive of VAT  |         |

#### **Landlord Fees**

These will vary depending on the type of service you wish to take up with us and the nature of the property to be let. Tenant Find only £400.00 Managed – Bronze £49.00 Silver £69.00 Gold £99.00 Platinum £119  
Please contact us for a detailed fee quotation that would apply in respect of your property. Any fees quoted will be inclusive of VAT.

#### **Redress Scheme**

Anyone dissatisfied with our service can ask for us to investigate the matter under the Enfields Complaints Procedure (copy available on request.) Anyone remaining dissatisfied can raise the matter with The Property Ombudsman at Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP, Telephone Number 01722 333306.