

## TENANT AND LANDLORD FEES

### Tenant Fees (Including VAT)

Application Fee	£150	Payable by the applicant of a sole tenancy.
Application Fee	£75	Payable by each additional applicant.
Guarantor Application Fee	£60	Payable by each guarantor.
Company Application Fee	£225	Payable by a company or business applying for a tenancy.
Permitted Occupier Fee	£60	Payable by certain residents who are not party to a tenancy. Please contact us for further details.
Tenancy Set-Up Fee	£75	Payable on signing the Tenancy Agreement.
Late Rent Payment	£20	Payable for each late payment. The tenant will be notified of the charge by letter or email and the charge is payable within 30 days of the date of the letter/email.
Renewal Fee	£60	Payable on renewal of a tenancy.
Change of Sharer Fee	£120	Payable by an existing tenant seeking release from a tenancy and by a prospective tenant seeking to take over the tenancy.
Check-out Fee	£75	Payable by the tenant on vacating the property.
Lost Keys Fee	£25	Charged, in addition to replacement costs, for missing keys.
Payment by Credit Card	2%	Percentage is applied to payment.

Tenants will be required to pay the following prior to starting the tenancy. Credit card payments will incur a 2% surcharge, so we advise that payments be in cash, by bank transfer or by debit card.

- One month's rent in advance;
- A dilapidations (security) deposit of 1.5 times the monthly rent;
- Tenancy set-up fee of £75

For the avoidance of doubt tenants will be charged £20 for each late payment of rent, £60 each time a fixed term tenancy is renewed and £75 on their vacation of the property. Under the terms of the tenancy agreement, monthly payments of rent are to be made strictly by standing order; if supplied by cash or debit card a £15 penalty will be applicable, whilst payments by credit card will incur a penalty of £15 + 2% of the payment. If keys are not returned to Midcalf Nicholls at the end of the tenancy the tenants will be charged £25 plus replacement costs.

### Standard Landlord Fees

Fully Managed Service	10% + VAT = 12% <b>including</b> VAT. Plus an initial charge of 50% + VAT of the first month's rent (60% of the first month's rent <b>including</b> VAT).
Let-Only Fee	75% of the first month's rent + VAT (90% of the first month's rent, <b>including</b> VAT). Subject to a minimum charge of £400 + VAT = £440.
Tenancy Renewal Fee	£100 + VAT = £120.
Processing TDS Claim	£100 + VAT = £120. *
Inventory Fee	£100 + VAT = £120. *

\*Not charged if the Landlord has chosen our Fully Managed Service

**Midcalf Nicholls is a member of the Property Redress Scheme (PRS) and of the National Approved Lettings Scheme (NALS), which operates a Client Money Protection Scheme.**