

<b>TENANT FEES AND CHARGES</b>	
<b>Tenant Referencing Fee</b> (tenant's share) - Your application for a tenancy is subject to contract and satisfactory references. A reference includes a credit check and obtaining references from current or previous employers / Landlords and any other relevant information to assess affordability. All applicants aged 18 years and over must undergo a minimum of a credit check and Right to Rent check. The Agent/Landlord will also carry out identity, immigration and visa confirmation checks as part of the Right to Rent regulations, and where advised Anti-Money Laundering checks. If you fail at least one check, your application could be withdrawn. Please be aware that the Tenant Reference fee is non-refundable, regardless of the reference conclusion.	£140 including VAT per applicant
<b>Guarantor Reference Fee</b> – A guarantor reference includes a credit check and obtaining references from current or previous employers / landlords and any other relevant information to assess affordability. This fee also includes the preparation a Deed of Guarantee as part of the Tenancy Agreement.	£140 including VAT per guarantor
<b>Administration/Set up Fee</b> - The preparation of the Tenancy Agreement and ancillary costs.	£170 including VAT per tenancy
<b>AST Renewal Fee (tenant's share)</b> - Contract negotiation, amending and updating terms and arranging a further tenancy and agreement – <b>if specifically requested by the Tenant.</b>	£125 including VAT
<b>Lost Keys/Locked Out</b> – Where the tenant has lost their keys or is locked outside of the property and requires access by the Landlord or Landlords' Agent (during our normal opening hours and subject to availability). A call out fee will be apply at the tenant's expense. The tenant is also liable for the cost of replacing any lost keys/security items or lock change by a professional locksmith.	£45 including VAT
<b>Missed Daisylets Appointment Fee</b> – In the event of any Daisylets appointment that has been agreed and the Tenant has failed to keep or where access has not been granted to the Agent.	£45 including VAT
<b>Missed Contractors Appointment Fee</b> – In the event of any contractor appointment that has been agreed and the Tenant has failed to keep or where access has not been granted.	£80 including VAT
<b>Unpaid Rent</b> – You will incur Interest at 8% above the Bank of England rate from due date for any late payment of rent.	8% above the Bank of England rate
<b>Unpaid Rent</b> – £30 (inclusive of VAT) per letter should the Landlord's Agent have reason to write to the Tenant to pursue recovery of Rent arrears.	£30 including VAT
<b>Deed of Assignment</b> - Tenant to swap out of a tenancy in a house share during any fixed term or periodic contract (subject the Landlord's agreement). Paid by the outgoing Tenant.	£300 including VAT
<b>Payment Refund Fee</b> – Payable if the Landlords' Agent is required to return any monies sent to the Agent in error. Please note, that it is the tenant's responsibility to cancel their standing order with the bank.	£25 including VAT per transaction
<b>Remedial Works</b> – The tenant shall be liable to pay the Agent/Landlord an arrangement fee where any remedial works are required at the termination of the tenancy to restore the property to its original condition as at the commencement of the tenancy (including cleaning). <b>This cost is chargeable per contractor.</b>	£25 including VAT (plus item cost/tradesman invoice)

**Security deposit** - A deposit of 6 weeks rent is required against damage, loss and dilapidation on signing the tenancy agreement. The Landlord may request a higher amount if pet(s) are permitted or for other factors that may increase wear and tear to the property. At the end of the tenancy the deposit shall be **returned to the Tenant subject to the possible deductions set out in the Tenancy Agreement and** allocated in accordance with the terms of the tenancy agreement and deposit scheme regulations.

**Good faith payment** – Once your offer for a rental property has been accepted, we will ask you to pay for the referencing fee (per applicant), and a good faith payment equivalent to 2 weeks rent. **The good faith payment is non-refundable**, and is not a fee. This payment will be deducted from the final balance owed from your moving in monies.

The tenant will be liable for any reasonable call-out charges as well as contractor costs if you wrongfully ask for a workman to visit the property, or if their visit is owing to incorrect information given by the Tenant, or is against either the Landlord or Landlord's Agent's advice.

Under the terms of the Tenancy Agreement the Tenant is liable for the entire rent up until the end of the fixed term. If an early-release is negotiated with the Landlord, then the Tenant is liable for any re-letting costs incurred by the Landlord which typically include Agent re-let fee plus the cost of the Inventory check-in and the Inventory check-out.