

BEFORE YOU MOVE IN:

Set Up Fees:

Full Reference Checks (Per Property, up to 2 applicants): £250.00 including VAT. (Non-refundable)

Identity, Right to rent check (immigration and visa confirmation), financial credit checks, obtaining references from current and/or previous employers / landlords and any other relevant information to assess affordability).

Additional Applicants: £125.00 Including VAT per applicant.

Guarantor Fee: (per guarantor) £95.00 including VAT. (Non-refundable)

Identity, Right to rent check (immigration and visa confirmation), financial credit checks, obtaining references from current and/or previous employers and any other relevant information to assess affordability. Includes the drafting of and preparation of a Deed of Guarantee as part of the Tenancy Agreement.

Production of the Tenancy Agreement for the property: £120.00 including VAT. (Regardless of the number of tenants).

To include contract negotiation, amending and agreeing terms, preparation and issuing via Goodlord lettings system.

Preparation Of Inventory and Check In: FREE (Managed Services Only) (Let Only at Landlords Discretion)

Preparing an Inventory and Schedule of Condition of the property, taking meter readings for utilities and services, detailing keys, position of water stop cock, gas, electric and water meters, (if applicable) alarm details, (if applicable).

Tenancy Deposit

A deposit of typically one month's rent plus £200 will be required upon approval of your tenancy application. Where pets have been agreed the deposit amount will typically increase by £100 per pet. A pets clause will be inserted into the tenancy agreement. The deposit is registered with the Deposit Protection Service and is refundable at the end of the tenancy subject to contract and final inspection.

Example: 1 Acacia Avenue, £500 PCM, 2 applicants, No Guarantor, No pets.

Reference Checks	£250.00
Production of Tenancy Agreement	£120.00
First Months Rent	£500.00
Tenancy Deposit	£700.00
Total	£1570.00

Example: 2 High Street, £575 PCM, 1 applicant, 1 Guarantor, 1 dog.

Reference Checks	£250.00
Guarantor Fee	£ 95.00
Production of Tenancy Agreement	£120.00
First Months Rent	£575.00
Tenancy Deposit	£875.00
Total	£1915.00

During Your Tenancy

Renewal Fee: £120.00 including VAT. (Applies to both Fixed Term and Periodic Tenancies)

To cover negotiation, amending and updating terms and preparing a further tenancy agreement / Notice of periodic tenancy. (This is on the assumption that no further reference checks are required and if they are, please see the above set up fee charges).

At The End Of Your Tenancy

Check Out Fee: £75.00 including VAT

Covers references provided to new landlord (if required), reading of meters and notification to suppliers, cross checking of initial check in report and negotiations with landlord for return of deposit.

Other Fees and Charges:

Late payment charge £30.00 including VAT

Late payment chasing letter (per letter) £30.00 including VAT

Visits to the property due to breaches of AST Agreement £54.00 including VAT

Bounced Cheque £30.00 including VAT

Rental payment not made by standing order (handling fee) £10.00 including VAT

Locked Out Call Out £54.00 including VAT (Charge may be considerably more if a locksmith is required)

Letter chasing AST agreements to be returned (per letter) £30.00 including VAT

Additional / Replacement Copies Of Assured Shorthold Tenancy Agreements £24.00 including VAT