

TO SECURE THE PROPERTY/BEFORE YOU MOVE IN

Holding FEE (per property)

- to cover processing of application(s) - this amount is later deducted from the total move in monies due
- to cover identity, immigration and visa checks, financial credit checks, references from current or previous employers / landlords and any other relevant information to assess affordability
- to cover contract negotiation, arranging the tenancy and preparing the agreement

Shared accommodation/Studio/1 bed properties	£240.00 (inc VAT)
Two bedroom properties	£300.00 (inc VAT)
Three bedroom properties	£350.00 (inc VAT)
Four bedroom and above	£400.00 (inc VAT)

Guarantor Reference Fee (if required) £ 100 (inc VAT)

- to cover financial credit checks, references and any other relevant information to assess affordability and preparation of Deed of Guarantee

Rent in Advance

Usually 1 month's rent

- to cover the first rental period as set out in the Tenancy Agreement

Security Deposit

Usually 4/6 weeks' rent

- to cover the risk of property damage or loss to the landlord. This will be protected in a Government approved scheme and will be returned at the end of the tenancy subject to any agreed deductions

Professional End of Tenancy Clean

- to cover a deep clean at the end of each tenancy if applicable

Studio flat / £120 (inc VAT)/With Carpets £156 (inc VAT)	
1 bed flat / £180 (inc VAT)/With Carpets £228 (inc VAT) Carpets £246 (inc VAT)	1 bed house / £210 (inc VAT)/With Carpets £246 (inc VAT)
2 bed flat / £234 (inc VAT) /With Carpets £282 (inc VAT) Carpets £330 (inc VAT)	2 bed house / £240 (inc VAT)/With Carpets £282 (inc VAT)
3 bed flat / £330 (inc VAT)/With Carpets £400 (inc VAT) Carpets £480 (inc VAT)	3 bed house / £360 (inc VAT)/With Carpets £400 (inc VAT)
4 bed flat / £360 (inc VAT) /With Carpets £450 (inc VAT) Carpets £570 (inc VAT)	4 bed house / £480 (inc VAT)/With Carpets £450 (inc VAT)

Condition Report

- to cover an inventory clerk attending the property if applicable

Furnished:

Studio / £132 (inc VAT)

bed / £156 (inc VAT)

bed / £180 (inc VAT)

bed / £216 (inc VAT)

bed / £252 (inc VAT)

Unfurnished:

Studio / £120 (inc VAT)

1 bed / £144 (inc VAT) 1

2 bed / £168 (inc VAT) 2

3 bed / £192 (inc VAT) 3

4 bed / £216 (inc VAT) 4

DURING YOUR TENANCY:

Tenancy Amendment Fee

£50 (inc VAT)

- to cover contract renegotiation, amending terms and updating tenancy agreement

Tenancy Renewal Fee

£50 (inc VAT)

- to cover contract negotiation and preparing a new tenancy agreement

OTHER FEES AND CHARGES:

Out of Hours Call Outs (hourly rate)

£120 (inc VAT) plus costs

- where actions, misuse or negligence on the part of the tenant result in the agent (or a contractor) attending

the property outside of office hours in order to remedy the situation

Returned Rental Payments

- to cover additional administration

£ 24 (inc VAT)

Tenant Request Reference

£30 (incl VAT)