



FEES TO: TENANTS

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CLIENT MONEY PROTECTION
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*Tenant Referencing fee is the equivalent of 1.5 week's rent plus 20% VAT and there is an additional £18.00 including VAT for the registration of the bond deposit (to either the Tenancy Deposit Scheme and The Deposit Protection Service Scheme as applicable). For managed properties there is a £90.00 including VAT fee for the Check In Commencement of Tenancy and Check Out End of Tenancy respectively.

**An initial holding fee of £300.00 is to be paid against credit checks and references for up to two applicants. Furthermore, there is an additional £90.00 including VAT referencing fee for each additional applicant (that is, 3rd applicant thereafter) and if a guarantor is required the referencing fee is £90.00 including VAT per guarantor.

The initial holding fee of £300.00 will be deducted from the balance payable on prior commencement of tenancy.

See example further below for illustration based on a managed property:

One month's rent in advance	£950.00
One and a quarter month's rent as bond deposit against damage and breakage, unless otherwise specified	£1187.50
* Tenant Referencing Fee including VAT	£ 394.62
* Bond Deposit Registration Fee including VAT	£ 18.00
* Commencement of Tenancy Check In and End of Tenancy Check Out Fee including VAT (on managed properties)	£ 90.00
Sub Total	£2640.12
** Less £300.00 holding fee paid in advance	£300.00
Total Balance	£2340.12

** IN THE EVENT OF THE TENANCY NOT BEING TAKEN UP BY THE TENANTS OR THE CREDIT CHECKS AND REFERENCES BEING UNSATISFACTORY, THE INITIAL £300.00 HOLDING FEE WILL BE UTILISED TO COVER EXPENSES IN PREPARING THE APPLICATION AND THEREFORE CAN NOT BE REIMBURSED.

(Renewal of any tenancy agreement there will be a charge of £90.00 including VAT)



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