

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

FEES FOR LETTING PROPERTY 2019 – TENANTS

CLIENT MONEY PROTECTION PROVIDED BY: RICS Client Money Protection Scheme

INDEPENDENT REDRESS SCHEME PROVIDED BY: The Property Ombudsman (www.tpos.co.uk) or CEDR Solve

BEFORE YOU MOVE IN:

TENANCY SET-UP FEE (TENANT'S SHARE):

£300 incl VAT for up to 2 tenants

Includes

- Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.

REFERENCE FEE (BY INDEPENDENT SPECIALIST FIRM – FCC Paragon): £30 incl VAT per person

ADDITIONAL TENANT/GUARANTOR/PERMITTED OCCUPIER FEE:

£50 incl VAT per person

Includes

- Processing the application for an additional tenant, associated paperwork and referencing
- Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement for a Guarantor
- Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy

RENT:

As required, dependent on the property

Payable monthly in advance by standing order.

DEPOSIT:

As required, dependent on the property

Payable prior to the start of the new tenancy. 25% of this may be requested as a holding fee to reserve a property for the prospective tenants whilst referencing takes place which is non-refundable should the tenants decide not to continue with their tenancy application of that property. Tenancy deposits will be held and registered with the Tenancy Deposit Scheme.

PET DEPOSIT:

As required, dependent on the property

Additional deposit payable prior to the start of the new tenancy and held to cover the added risk of property damage together with the main deposit.

ACCOMPANIED CHECK-IN FEE (TENANT'S SHARE): **£120 incl VAT**

Includes

- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

DURING YOUR TENANCY:

AMENDMENT FEE: **£168 incl VAT**

Includes

- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

RENEWAL FEE (TENANT'S SHARE): **£60 incl VAT**

Includes

- Contract negotiation, amending terms and arranging a further tenancy and agreement

ENDING YOUR TENANCY:

CHECK OUT FEE (TENANT'S SHARE): **£60 incl VAT**

Includes

- Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)

FUTURE LANDLORD REFERENCE FEE: **£18 incl VAT per reference request**

Includes

- Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES & CHARGES:

OUT OF HOURS SERVICES' FEES: **£168 incl VAT per hour plus
any actual costs incurred**

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate.

PROFESSIONAL CLEANING (IF REQUIRED): **£18 incl VAT per hour**

This will be deducted from the security deposit but will only be charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF



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