



LETTING FEES

Prior to tenancy

- **Holding Deposit:** Equivalent to one weeks rent which will be put towards your first rent due
- **Advance Rent:** Generally required to pay the first months rent in advance of your tenancy however amount payable can vary dependent on reference and terms of the tenancy
- **Tenancy Deposit:** If the annual rent is less than £50,000 deposit required would be equivalent to 5 weeks rent or if the annual rent is £50,000 or more deposit required would be 6 weeks rent prior to commencement.

Fees during the tenancy (inclusive of VAT)

- **Late rental payment:** If more than 14 days overdue – a surcharge would be applicable of 3% above the base rate of Bank of England per annum, calculated daily.
- **Lost keys or other security devices/ Fobs/ Remotes:** you will be required to pay the costs of replacing them. Should locks need replacing, you will be required to pay the actual costs of a locksmith, new lock and replacement keys.
- Contract variation, amendment or change of occupant at the tenant's request within an existing tenancy would incur a charge of £50 and subject to landlords' consent

Landlord Fees (inclusive of VAT)

- Letting only Fee – 10%
- Letting and Management Fee – 15%
- Letting only Fee multi-agent – 12%
- Comprehensive Letting and Management Fee – 20%
- Inventory and Check-out Fees - £130 to £295 depending on size of the property
- Deposit Protection Certificate Fee - £50