

# FEES TO TENANTS

## BEFORE YOU MOVE IN:

<b>Application Fee-</b>	£200.00 (inc VAT) for one tenant
Processing the application, associated paperwork and referencing.	
<b>Each Additional Application Fee-</b>	£100.00 (inc VAT) per tenant
Processing the application, associated paperwork and referencing.	
<b>Guarantor Fee-</b>	£100.00 (inc VAT) per guarantor (if required)
Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement.	
<b>Company Let Application Fee-</b>	£350.00 (inc VAT)
Processing the application, associated paperwork and referencing.	
<b>Permitted Occupier Fee-</b>	£60.00 (inc VAT) per permitted occupier
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.	
<b>Pet Deposit-</b>	Two months' rent or more as agreed by Landlord. (Depending on the size of the property)
To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorised scheme and may be returned at the end of the tenancy.	
<b>My Deposits Holding Fee Charge</b>	£55.00 (inc VAT)
To register your deposit when your tenancy begins with 'My Deposits'.	

## DURING YOUR TENANCY:

<b>Amendment Fee</b>	£60.00 (inc VAT)
Contract negotiation, amending terms and updating your tenancy agreement during your tenancy. For example: Adding/removing a tenant, adding pets, change of start date etc.	

<b>Tenancy Renewal Fee</b>	£60.00 (inc VAT)
----------------------------	------------------

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

<b>My Deposit Renewal Fee</b>	£40.00 (inc VAT)
-------------------------------	------------------

To renew deposit when the tenancy agreement is renewed.

<b>Early Termination Fee &amp;/or Change of Tenant</b>	£600.00 (inc VAT)
--	-------------------

Early termination during a fixed term or where 1 or more tenants wish to leave the property mid-tenancy and therefore find a replacement, the following charges will be made. (Subject to landlord approval and references).

## ENDING YOUR TENANCY

<b>Check Out Fee:</b>	£120 (inc VAT)
-----------------------	----------------

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

<b>Failure to cancel Standing Order Fee:</b>	£25.00 (inc VAT)
--	------------------

Charge made to tenant for failing to cancel rental payment standing order at the end of the tenancy and for funds to be processed and returned. (Standing order is controlled by the tenant and not the Letting agent.)

## OTHER FEES AND CHARGES:

<b>Rent Arrears Chasing</b>	£30.00 per letter (inc VAT)
<b>Out of Hours Services</b>	£25.00 (inc VAT) call out charge
<b>Professional Cleaning (Admin Charge)</b>	£20.00 (inc VAT)

When cleaning has been organised by Abode, only 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 REGARDING OUR FEES, PLEASE ASK A MEMBER OF STAFF