

FEES TO TENANTS

BEFORE YOU MOVE IN:

Holding Fee: 1 x weeks rent

Held as a deposit to secure the property while the applicant goes through the referencing process. (This fee is refundable after passing the referencing stage or can be deducted from the final balance before the tenant is due to move in. However, if the applicant withdraws from the tenancy or fails referencing, this amount is non-refundable.)

Deposit: 5 x weeks rent

This amount is refundable when the tenant vacates the property, providing that the property is returned in its original condition & there are no disputes.)

DURING YOUR TENANCY:

Contract Amendment Fee: £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.

Early Termination Fee &/or Change of Tenant: £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

Failure to cancel Standing Order Fee: £28.00 (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:

Chasing Rent Arrears: £35.00 per letter (inc VAT)

Out of Hours Services: £30.00 per call out charge (inc VAT)

Professional Cleaning (Admin Charge): £30.00 (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