

Fees for Tenants

Setting up Fees

A Setting Up Fee of **£312.00** (including VAT) is charged for the **First Tenant**. Any **additional Tenants** are each charged a fee of **£96.00** (including VAT).

Guarantor: In some cases, a tenant may require a guarantor. The fee will be **£36.00** (including VAT) for **each guarantor** being referenced.

These fees include referencing, setting up and administration fees and are **NON-REFUNDABLE and must be paid at the start of the process and prior to references being checked.**

Check out fee

A **check out fee £78.00** (including VAT) will also be applied if the property is a managed property and is payable at the start of the tenancy. The Check Out Fee covers the cost of checking the condition of the property at the end of the tenancy against the original inventory. This is to prevent deposit disputes based on the condition of the property.

Payment of Fees: All fees are to be paid in advance direct into our nominated account. We **DO NOT ACCEPT CASH OR CHEQUE** payments.

Deposit

The deposit is payable in advance and is equal to **one and a half months rent**. (ie: if the rent is £700.00 per calendar month – the deposit required would be £1050.00). Some Landlords will request an extra deposit if animals are kept at the property. Deposits are held by: **The Deposit Protection Service, The Pavilions, Bridgwater Road, Bristol, BS99 6AA**

Rent

This is payable in advance each month by direct debit which is to be set up by the tenant/s.

Consumer Redress Scheme

Ombudsman Services, The Brew House, Wilderspool Park, Greenalls Avenue, Warrington, WA4 6HL