

TENANTS COSTS

Thank you for your interest in letting a property through Edwards Estate Agents, below is a schedule of the costs that you can expect when letting a property with us.

<p>Referencing</p>	<p>Prior to the creation of a tenancy, references will be taken on each tenant who is 18 years old, or will be 18 years old during the course of the initial term of the tenancy, the costs of this are;</p> <p>£420 inc VAT first applicant (NON REFUNDABLE) £180 inc VAT for each subsequent applicant (NON REFUNDABLE) £120 inc VAT for each guarantor required (NON REFUNDABLE)</p> <p>All associated administration costs in relation to the tenancy creation including a tenancy agreement are included within this fee.</p>										
<p>At Move In</p>	<p>One month's rent in advance Proportion of rent to the 1st of the month All rents are due on the 1st, if tenants wish to move in after the 10th then a proportion of that month will be required in addition to the following months' rent in full.</p> <p>Deposit Equivalent to 1 & ½ months' rent unless otherwise stated by the landlord.</p> <p>Inventory Check Out</p> <table data-bbox="512 920 839 1070"> <tr> <td>1 bed/studio</td> <td>£144 inc vat</td> </tr> <tr> <td>2 bed</td> <td>£192 inc vat</td> </tr> <tr> <td>3 bed</td> <td>£228 inc vat</td> </tr> <tr> <td>4 bed</td> <td>£264 inc vat</td> </tr> <tr> <td>5 bed</td> <td>£360 inc vat</td> </tr> </table>	1 bed/studio	£144 inc vat	2 bed	£192 inc vat	3 bed	£228 inc vat	4 bed	£264 inc vat	5 bed	£360 inc vat
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<p>Further Fees</p>	<p>Amendment Fee £240 inc VAT Contract negotiation, amending terms and updating your tenancy agreement during a fixed term tenancy</p> <p>Tenancy Renewal Fee £90 inc VAT Contract negotiation, amending terms and updating your fixed term agreement at the end of a fixed term</p> <p>Saturday Move In £120 inc VAT For move ins arranged on a Saturday</p> <p>Lost Keys or Security Items £120 inc VAT plus contractor and item costs For lost keys, damaged locks. Obtaining necessary permissions, sourcing providers and travel costs.</p> <p>Out of hours services £60 inc VAT per hour Where actions or inactions of the tenant results in the agent (or their nominated contractor) attending the property out of the normal working hours i.e. mon to fri 9am until 6pm. Time to remedy the situation is charged at the prevailing rate.</p> <p>Unpaid rent/returned payments Interest is charged at 8% above the Bank of England Base Rate on all arrears from the date due until payment is received.</p>										

Edwards are members of The Property Ombudsman (TPOS), which offers independent redress to its clients. As members we adhere to its strict guidelines on operating procedures. Further details of the scheme are available at www.tpos.co.uk.

Edwards also adhere to the strict operating guidelines set out by ARLA for the protection of client monies. We also register and transfer our deposits to the custodial Deposit Protection Scheme.