

Tenant fees



Before you move in:

Reservation Payment

Once you have selected a property a £400 reservation payment will be taken from you to confirm you are interested and would like to proceed with the property. If the landlord declines the offer put forward then this payment is fully refunded. If the offer is accepted then this payment becomes non refundable (this payment is non refundable if your credit checks fail due to non disclosure of bad credit, adverse landlord reference, your income can not be verified up to the ratio of 2.5 times the rental amount or you can't make the short fall). If this is the case the reservation will be kept as at a charge of £400 (inclusive of VAT) to recover costs. If the landlord decides not to proceed with the tenancy then the reservation payment is fully refunded with in the next 3 working days.

Tenant Reference and Administration Fee £175 (inclusive of VAT)

This includes referencing (identity, immigration and visa confirmation, financial credit checks from current or previous employers/landlords and other relevant information to confirm affordability) as well as contract negotiations (amending and agreeing terms). This also includes creating the tenancy agreement.

Tenant Check in and check out contribution £125 (no VAT)

We take £125 which will contribute towards paying the inventory clerk to create and conduct both check in and check out reports. This is held in separate client account fund and paid accordingly to the clerk.

During the Tenancy

Amendment to the tenancy agreement £60 (inclusive of VAT)

If another name is to be added to the tenancy agreement then a tenant reference and administration fee will also be applied £175 (inclusive of VAT) if the landlord consents. The tenant will also pay the cost of the deposit protection fee which is £42 (inclusive of VAT)

Renewal Fee £90 (inclusive of VAT)

Contract negotiations, amending and updating terms, producing new contracts.

Late Payment fee £90 (inclusive VAT) due after 4 days.

Duplicate paperwork £36 (inclusive VAT) e.g. tenancy agreement, payment receipts.

End of Tenancy

Future landlord reference fee £36 (inclusive of VAT)

Check out fee is already contributed at beginning of tenancy

Professional cleaning (if required) from £144 (inclusive of VAT) depending on size of property and condition

Unpaid rent / returned payments

Interest at 3% above the bank of England base rate from date due

Leaving the property early

If you decide to leave the property earlier than the end of the tenancy agreement then you will be liable to pay on pro rata basis any fees paid from the landlord to Simple Estate Agents in advance.

If you have any questions regarding fees please contact a member of staff in the office.

Independent Redress: The Property Ombudsman

Client Money Protection: Simple Estate Agents has client money protection via the national approved lettings scheme.

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