

# **RESIDENTIAL LETTING FEES**

IN COMPLIANCE WITH THE CONSUMER RIGHTS ACT 2015



## **TENANT FEES**

### **➡ £60 per person “Referencing Fee” (€50 + VAT @ 20%)**

*Payable at time of application, to cover our time in seeking references and obtaining a credit check report from an external agency. Credit check will only be undertaken if Landlord approves the application subject to references. Referencing Fee is refundable if Landlord declines application PRIOR to referencing. No additional Referencing Fee is chargeable for Guarantors (if required).*

### **➡ A deposit equivalent to one-and-a-half months’ rent**

*This will be held by the Deposit Protection Service (DPS), and returned to you at the end of a satisfactory tenancy provided that all rent has been paid and the property left in a clean and tidy condition. If a pet is approved, in addition to professional cleaning requirements at the end of the tenancy, the deposit will be equivalent to two months’ rent.*

### **➡ £240 per property “Moving-In Fee” (€200 + VAT @ 20%)**

*This covers the setting-up of the tenancy agreement, preparing a comprehensive photographic inventory, and registering the deposit in a government approved scheme for your protection.*

### **➡ Optional Fee: £120 per property “New Agreement Fee” (€100 + VAT @ 20%)**

*Only payable when a new agreement is required in the middle of a tenancy where there has been a change of tenants. In addition, any new tenant joining will need to pay a €60 per person “Referencing Fee”. No requirement to renew your tenancy at the end of the term, they automatically continue on a month-by-month basis (subject to no Notice being served). If you require a new 6 month tenancy, we will provide this free of charge assuming the landlord approves and no changes are required to the agreement (aside from dates).*

## **LANDLORD FEES**

### **➡ Full Management - 13.2% (11% + VAT @ 20%)**

*An all-inclusive service, including marketing your property, finding a tenant, managing repairs, organising safety checks, quarterly inspections, rent collection, pre-move out inspection and the final tenant check out. Tenant referencing, the preparation of the tenancy and inventory, and registering the deposit are paid for by the tenant.*

### **➡ Tenant Find Service - One month’s rent (inc. of VAT @ 20%)**

*An initial set up of your tenancy including marketing your property, finding a tenant, and advising as to your responsibilities as Landlord. Tenant referencing, the preparation of the tenancy agreement and photographic inventory, and registering the deposit, are paid for by the tenant.*

## **FOR YOUR PEACE OF MIND**



### **➡ Redress available from “The Property Ombudsman”**

*We have a Complaints Handling Procedure, which is available upon request.*

### **➡ Protection by the “RICS Clients’ Money Protection Scheme”**

*As a Royal Institution of Chartered Surveyors (RICS) Regulated Firm, our clients can apply for help from the RICS Clients’ Money Protection Scheme. Guide available on request.*