

Tenant information and fees

Properties let under our fully-managed 'Gold' services means we look after everything on the Landlords behalf. From finding the tenant to moving out and all that goes in between.

With properties let under our Silver 'Let-Only' service we are employed by the landlord to find tenants, complete contract paperwork, and monies taken are paid over to them. Unless homes4u manages the property on behalf of the owner, we are not party to the tenancy agreement, and do not have an ongoing relationship with the tenancy.

We are required by law to disclose all charges payable should you take a property with us to ensure that you are fully informed of the costs involved before you make any decisions.

For more details on how to secure a property with homes4u, to download application forms and sample tenancy agreements please visit www.homes4u.co.uk/rentals/securing-a-property-to-rent

Please get in touch with our friendly home advisors at your local homes4u branch to discuss your requirements.

What's included :- Tenants

	Silver Let Only	Gold Full Management
1. Referencing of all prospective tenants including, financial credit checks, obtaining current/past landlords references, employment references and any other relevant information to asses affordability	✓	✓
2. Identity checks including proof of ID and address	✓	✓
3. Right to rent checks, immigration and visa confirmation	✓	✓
4. Negotiation of tenancy terms	✓	✓
5. Bespoke homes4u Tenancy Agreement	✓	✓
6. Registering for utilities and council tax	✓	✓
7. Setting up of regular rent payments	✓	✓
8. Guarantor agreement and identity checks (for prospective tenants in full time education only)	✓	✓
9. Dedicated property manager as your main port of contact throughout the tenancy.		✓
10. Move in guidance and key sign out in branch Monday to Saturday.		✓
11. Comprehensive photographic ingoing inventory, undertaken by one of our property managers		✓
12. 24 hour emergency phone line for tenants manned by our property managers		✓
13. Protection of the tenancy deposit in a government-backed tenancy deposit scheme.		✓
14. Regular inspections visits from one of our property managers.		✓
15. Move out guidance and key sign return in branch Monday to Saturday inclusive.		✓
16. Comprehensive photographic outgoing inventory		✓
17. Negotiation of the deposit allocation with landlord and tenancy deposit scheme.		✓
18. Collating information and preparing reference for future landlord or letting agent		✓

Tenancy set up fee

Maximum of the equivalent of one weeks rent for the property plus VAT. Please contact your local homes4u branch for the exact figure per property.

Example

If the monthly rent is £750.00, The fee is £207.70
(£750.00 × 12 / 52 = £173.08 + 20% VAT)

Company Let

The below fees are expressed inclusive of VAT

Where a property is being taken in a company name an administrative fee £420 of is due

Additional fees

The below fees are expressed inclusive of VAT

Guarantor Fee £90

Early termination fee (where re marketing is required) £480

Early termination fee (replacing like for like without marketing) £240

Tenancy amendment fee £180

Late payment of rent fee £30 (for communication sent)

Over payment of rent fee £20

Letter of reference £25

Independent Redress Scheme

As a member of The Property Ombudsman Scheme we commit to complying with their Code of Practice for Lettings and Estate Agents. Visit www.tpos.co.uk for more information.