

TENANT FEES SCHEDULE

FOR ALL NON-HOUSING ACT TENANCIES



www.robertsonphillips.co.uk

BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share): £250.00 (inc. VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Additional Tenant Referencing Fees: £50.00 (inc. VAT) per tenant. As Set-up Fees above for additional tenants

Guarantor Fees: £50.00 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Inventory Fees: Price Schedule available on request and dependant on the number of bedrooms and/or size of the property and any outbuildings.

Pet Deposit: Additional Security Deposit of 2 weeks' rent To cover the added risk of property damage. This will be protected with your security deposit in government-authorised scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY

Renewal Fees (Tenant's Share): £0.00 (inc. VAT) per tenancy Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Variation of Contract Fees: £50.00 (inc. VAT) per request. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer Fee: £50.00 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

ENDING YOUR TENANCY

Early Termination: The tenant(s) will be responsible for all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

OTHER FEES AND CHARGES

Lost Key(s) or other Security Device(s): £30 (inc. VAT) plus item cost. Obtaining necessary permissions, sourcing providers and travel costs.

Duplicate Document(s): £30.00 (inc. VAT) per document To cover the agent's costs associated with providing additional copies of any paperwork (tenancy agreement, Inventory, Schedule of Condition etc.) when requested by a tenant.

Variation of Contract Fees: £50.00 (inc. VAT) per tenant. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer Fee: £50.00 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

If you any questions on our fees, please ask a member of staff.

CLIENT MONEY PROTECTION: **propertymark**
www.propertymark.co.uk

INDEPENDENT REDRESS: **The Property Ombudsman**
www.tpos.co.uk

