

# Lettings fee list

Not all fees apply to every let - Please ask



Tenant fees	Tenant application fee*	Fee incl. VAT @ 20%	Fee exc. VAT
Single applicant		£120.00	£100.00
Two applicants		£240.00	£200.00
Each additional applicant		£120.00	£100.00
Company Application		£420.00	£350.00
Guarantor		£120.00	£100.00
Holding Fee*-offset against initial rent (no VAT)		£200.00	£200.00
Change of Tenant with existing let (ie Change of Sharer)		£240.00	£200.00
Renewal fee (Shared 50/50 with Landlord. Total £120)		£90.00	£75.00
Inventory checkout fee (payable one week before)		£60.00	£50.00

Existing tenant moving into a new property will be entitled to 25% off standard application fee quoted above, **ONLY** if the existing tenancy is managed by Bonds

Once you have been provisionally accepted by the landlord (subject to references and contract) the Application Fee and Holding Fee (and Deposit if taken) become non-returnable unless the landlord withdraws the property due to their own unforeseen circumstances. If you choose to withdraw after acceptance, or undeclared adverse information is uncovered during referencing, then you will forfeit all fees (plus a reasonable proportion of the Deposit, if taken, which reflects the landlord's lost rent for the period between provisional acceptance and the date of rejection).

## \*Application fee includes:

The Tenant Application Fee includes a contribution towards: accompanied viewings, tour of nearby amenities, automated notifications, credit searches, Right to Rent checks, current landlord reference, employer reference, accountants reference, rent and term negotiations, drawing up of tenancy agreement with advice and explanation of terms, registering of deposit and issuing of Prescribed Information, supplying an inventory and schedule of condition, client money protection, assisting with repairs and other queries and emergency out of hours cover.

Miscellaneous fees		Fee incl. VAT @ 20%	Fee exc. VAT
Early Termination Fee		£420.00	£350.00
TENANT MISC FEES:	Late payment of rent (per every 7 days)	£24.00	£20.00
LANDLORD MISC FEES:	Income & Expense reports	£24.00	£20.00
	EPCs Properties up to 5 bedrooms	£93.00	£78.00
	Sales commission if Tenant buys the property	1.2%	1.0%
	Rent guarantee	From £21.00 PCM	From £17.50 PCM

Landlord fees - Managed clients		Fee incl. VAT @ 20%	Fee exc. VAT
Managed Letting Fee		£354.00	£295.00
Renewal Fee (Shared 50/50 with Tenant. Total £120)		£90.00	£75.00
Annual Tenancy Deposit Scheme fee		£18.00	£15.00
Standard Commission		12.0%	£10.00
Change of Tenant with existing let (ie Change of Sharer)		£120.00	£100.00

Landlord fees - Let only clients		Fee incl. VAT @ 20%	Fee exc. VAT
Let Only Marketing Fee		£60.00	£50.00
Let Only Letting Fees (fixed Fee - 6 or 12 month let)		£540.00	£450.00
Register Let Only Deposit		£60.00	£50.00
Let only Inspection & report		£36.00	£30.00
Inventories for Let Only clients		£120.00	£100.00