

## TENANT FEES

When you agree on a property a list of applicable fees will be given to you, below is a list of fees which may or may not apply.

### Referencing/Administration/ Tenancy Set Up Fee - Set out below

This will include the process of referencing, checking your credit status, gaining a reference from a previous employer, current or past landlords and taking into account anything needed to reach a final decision on your suitability. Providing a Tenancy Agreement and processing your security deposit with the DPS. A check-out fee may also be applicable, see table below.

Referencing (per tenant)	£150 + VAT	£180
Permitted occupier	£50 VAT	£60
Guarantor (if applicable)	£150 + VAT	£180

### Holding Fee – £200

The Holding Fee payable is £200 per property, this will be offset against your first month's rent in advance payment. This payment will be non-refundable should you not meet the criteria that will be outlined on your holding fee receipt, this will be provided to you on payment of the fee.

### Permitted Occupier - £50 + VAT (per person)

A permitted occupier is a person over the age of 18 who has agreement to reside at the property without being liable for rent contribution but is still bound by all other clauses within the tenancy agreement.

### Renewal of Tenancy Agreement - £55 + VAT

At the end of a tenancy, a new agreement will be drawn up, signed and distributed to all parties.

### Check Out Fee – All fees subject to VAT

	Unfurnished	Furnished
Studio/One Bed	£55.00	£65.00
Two Bedroom	£65.00	£70.00
Three Bedroom	£75.00	£85.00
Four Bedroom	£85.00	£95.00
Five +	Prices on Application	Prices on Application

Client Money Protection (CMP) Provided By: **ARLA**

Independent Redress Provided By: **TPOs**