

Fees for tenants

All the fees quoted below include VAT in the price except the inventory check-in and check-out reports. If you need to ask us any questions, please get in touch.

Administrative fee

This includes referencing and drawing up a tenancy agreement and costs **£195 per tenant**.

Deposits

If you'd like to secure a property, you need to put down a **holding deposit of two weeks' rent** while the administrative process begins. The holding deposit is **deducted from the first month's rent** once you've moved in.

Once you've passed referencing and a contract is drawn up, you put down a **security deposit of six weeks' rent**. The first month's rent is due before moving day too and is paid alongside the security deposit.

We must let you know that...

If you pay a holding deposit and later decide not to move into the property, you will lose part or all of the administrative fee and holding deposit.

These charges may vary depending on an individual landlord's requirements.

How to pay your rent

Rent must be paid by standing order from a single nominated UK bank account.

Tenancy agreement charges

Tenancy agreement changes and amendments can be made, just ask us. If you want to renew your tenancy, swap a housemate (with the landlord's permission and successful referencing), or negotiate a tailored clause into a tenancy agreement, there is a **£120 charge**.

Ending a tenancy

Should you decide not to renew your tenancy when it comes to an end, you pay for the inventory check-out report which currently ranges between **£75 for a small flat to £250 (plus VAT) for a large house**. You may decide to pay for professional cleaning.

Leaving the property earlier than expected

If you'd like to end the tenancy earlier than you're contracted to, your landlord doesn't have to agree. If an agreement is reached, your landlord could ask to be reimbursed for a new tenant's administrative fee (£195), a new tenancy agreement (£120), interim inventory check-in and check-out reports (£75-£250 plus VAT) and the deposit scheme registration charge (£30).