

To assist you in every step of the rental process we believe everything should be open and documented so you can budget effectively, especially as your next viewing with us might be the perfect property.

Costs of renting a home

Unless stated otherwise or upon agreement as a tenant you would be expected to cover a number of costs in addition to your periodic rent. These will include your utilities - gas if there is gas in the property, electricity and water. You will also be liable for council tax which will be dependent on the size and location of the property. There are a number of eligible circumstances that may entitle you to reductions or complimentary council tax rates however, in certain circumstances upon agreement these may be included within your agreement.

Our Fees

When we find a home that is perfect for you the following fees would be expected from you to pay:

- **Agreement Set – Up Fee of 1 weeks rent + VAT, please (note minimum charge is £360), this charge is applicable per tenancy, and not per individual tenant**

This includes fee for references for up to 2 tenants, tenant's share of costs for tenancy agreement preparation, all negotiations for agreement and check in inventory report. If there are more than 2 applicants there will be an additional discounted charge of £ 90 including VAT for References of the Applicants or Guarantors.

After you have moved in to you dream property there might come a time you will require additional services from us, please see list of our standard fees below:

- **Standard Reference Fee per person £150 (£180 inc VAT)**
- **If you would like to renew your contract after the initial agreement - £100 (£120 inc VAT)**
- **Tenancy agreement (standard full price) - £200 (£240 inc VAT)**
- **Deposit re-protection fee - £30 (£36 inc VAT)**
- **Any amendments to contract (during tenancy) - £150 (£180 inc VAT)**
- **Check-Out of Property – prices start from £100 (£120 inc VAT) please see full price list in table below**
- **Early Agreement Termination – £200 (240 inc VAT)**

In the event that you require to end your tenancy prior to the end of your current tenancy agreement or unless you are exercising a break clause which is contained in your tenancy agreement, and upon the landlords agreement, as a tenant you will be expected to cover both the agencies and landlords reasonable costs to establish new tenants in the property as though your tenancy had been unaffected. These will include an administrative cost of £240 + £36 for deposit re-protection and the landlord's fee - calculated pro rata to your earliest break + your end of tenancy costs.

- **Change of sharer during tenancy:**

Costs for person leaving: £120 inc VAT new agreement (discounted by 50%) or amendment agreement £108 inc VAT (discounted by 50%) + £36 inc VAT re-registration of deposit. Cost of new tenant joining the tenancy: £180 reference fee. Check out is optional during the tenancy but if will be required by you there will be an additional cost of £108.