

# Fee List

Not all fees apply to every let - Please ask

TENANT FEES - existing lets up to 31.05.20*		FEE INCL VAT@20%	FEE EXC VAT
Tenant application fee**	Single applicant	£240.00	£200.00
	Two applicants	£360.00	£300.00
	Each additional applicant	£150.00	£125.00
	Company Application	£600.00	£500.00
	Guarantor	£150.00	£125.00
	Holding Fee**-offset against initial rent (no VAT)	£200.00	£200.00
Change of Tenant with existing let (ie Change of Sharer)		£180.00	£150.00
Inventory checkout fee (payable one week before)		£120.00	£100.00
Admin fee for arranging to replace lost keys or fobs (PLUS the cost of the keys/fobs+VAT)		£30.00	£25.00
Refunding overpaid rent at the end of a tenancy		£30.00	£25.00

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 in L&S cars, 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.

\*These fees will apply to tenancies signed before 01/06/2019 and will be applicable until 31/05/2020 when remaining tenant fees will be abolished by The Tenant Fee Act 2019.