

## Tenant Fees

We would like to provide clarity of the fees that will become payable when you apply to rent a property we are marketing. We believe you should understand these before you make any decision about a property.

We set out below how our fees are calculated. These will be paid in addition to any rent and deposit that is due under a Tenancy Agreement.

### Initial Charges

Description	Excluding VAT	Including VAT
• Referencing and Right to Rent checks (per person)	£85	£102
• Guarantor Referencing (per guarantor)*	£55	£66
• Company referencing	£120	£144

### Moving in Costs

Description	Excluding VAT	Including VAT
• Tenancy Agreement preparation (Tenant's Share)	£195	£234
• Initial inventory check (Tenant's Share) (if applicable)	£75	£90

### Tenant Deposit

A deposit equivalent of up to six weeks' rent will be required to be paid at the start of the tenancy (subject to referencing). Please note that if pets are to be housed (subject to Landlord's consent prior to application) the Landlord may require an increased security deposit to cover extra wear and tear. Alternatively selected properties may be offered with a deposit replacement guarantee product, please ask our Branch staff for details. When arranging a deposit replacement guarantee product for you, the insurer pays us commission that is a percentage of the total premium.

### Renewals

Description	Excluding VAT	Including VAT
• Renewal of a fixed term agreement (Tenant's share)	£95	£114

### Tenancy Referencing Fee

Description	Excluding VAT	Including VAT
• To provide a reference for a future Agent/Landlord of the tenant	£25	£30

\*You should be aware that the need for a Guarantor may not become apparent until your referencing (including for any joint tenants) has been completed, therefore guarantor referencing fee(s) will become payable should a guarantor be required.