

Fees Information For Tenants

A successful application to rent one of our properties will be subject to the payment of the following:

Agency Fee – Cost Per Tenancy

This fee covers the administration cost of withdrawing the property from the market, setting up your tenancy and drawing up the tenancy agreements. This fee is dependent on the rental price of the property as detailed below

Referencing Fee - £75 Per Tenant (Inclusive of VAT)

This fee covers the cost of referencing your application to rent with us. Referencing includes but is not limited to: Identity checks, immigration and visa confirmation, credit checks, obtaining references from your current and/or previous landlords and employers.

Security Deposit – Cost Per Tenancy

The security deposit is payable after the completion of the referencing process and prior to the signing of contracts. This fee is usually equivalent to six weeks' worth of the monthly rental amount. Your security deposit is held by The Flatman Partnership and registered with TDS (<https://www.tenancydepositscheme.com>)

First Month's Rent – Cost Per Tenancy

The first month's rent is payable before we are able to release the keys to the property to you.

Check Out Fee – Cost Per Tenancy

This fee covers the cost of the production of the check out report at the end of your tenancy. The report details the condition of the property as compared with the original inventory. The cost of this is calculated depending on the size and status of the property as detailed below.

The following fees may also apply to your tenancy depending on your circumstances

Inventory Fee – Cost Per Tenancy

This fee covers the cost of the production of the inventory report at the beginning of your tenancy. This report details the condition of the property and its cost is calculated depending on the size and status of the property.

Check In Fee – Cost Per Tenancy

This fee covers the cost of the inventory clerk meeting you at the property and going through the inventory, meter readings and handing over the keys to the property.

Renewal Fee –£60 Per Tenancy (Inclusive of VAT)

This fee is payable upon renewal of your existing tenancy and covers the administration costs of drawing up the contracts for renewal.

Late Rent Fee

Interest at 8% above Bank of England Base Rate from rent due date. If a chasing letter is issued as a result of late payment, a £40 (inclusive of VAT) fee is incurred for the administration costs.

Professional Clean Fee

This charge applies where professional cleaning is necessary to return the property to the same condition as it was at the beginning of the tenancy. If a professional clean was completed at the beginning of your tenancy as per the Inventory report, you are required to have the property professionally cleaned prior to returning the property at the end of the tenancy. For a quote, please contact your property manager.

Early Termination Fee - £300 Per Tenancy (Inclusive of VAT)

This charge applies upon the mutual agreement between tenant and landlord for the tenant to vacate the property before the end of the fixed term agreement. This fee covers the administration required for remarketing the property, finding a new tenant and negotiating terms between the current tenant and landlord. Please note that you may also be liable to cover the costs for the additional inventory, check in and check out fee as part of your agreement with your landlord.

Fees Price List

Agency Fees are calculated depending on the rental price.

| Property Rental Price | Agency Fee (per tenancy) |
|-----------------------|--------------------------|
| Up to £600pcm | £230 (Inclusive of VAT) |
| £601pcm-£800pcm | £295 (Inclusive of VAT) |
| £801pcm-£100pcm | £350 (Inclusive of VAT) |
| £1001pcm-£1250pcm | £395 (Inclusive of VAT) |
| £1251pcm+ | £450 (Inclusive of VAT) |

Referencing Fee: £75 per tenant (Inclusive of VAT)

Check In/Check Out/Inventory/Update Fees (All prices inclusive of VAT):

| Inventory | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed | 6 Bed |
|----------------------|--------|--------|-------|-------|-------|-------|-------|
| Unfurnished Property | £87.60 | £87.60 | £108 | £132 | £174 | £198 | £246 |
| Furnished Property | £102 | £102 | £126 | £156 | £192 | £234 | £294 |

Check In

| | | | | | | | |
|----------------------|--------|--------|--------|--------|---------|---------|---------|
| Unfurnished Property | £61.20 | £74.40 | £81.60 | £94.80 | £108 | £122.20 | £148.80 |
| Furnished Property | £74.40 | £87.60 | £94.80 | £108 | £128.40 | £148.80 | £175.20 |

Check Out

| | | | | | | | |
|----------------------|--------|--------|------|------|------|------|------|
| Unfurnished Property | £81.60 | £81.60 | £102 | £120 | £150 | £192 | £234 |
| Furnished Property | £94.80 | £94.80 | £120 | £144 | £172 | £204 | £264 |

Interim

| | | | | | | | |
|----------------------|--------|--------|--------|--------|--------|--------|--------|
| Unfurnished Property | £40.80 | £40.80 | £40.80 | £40.80 | £40.80 | £40.80 | £40.80 |
| Furnished Property | £40.80 | £40.80 | £40.80 | £40.80 | £40.80 | £40.80 | £40.80 |

Update

| | | | | | | | |
|----------------------|--------|--------|--------|--------|---------|---------|---------|
| Unfurnished Property | £67.20 | £67.20 | £81.60 | £94.80 | £114 | £128.40 | £156 |
| Furnished Property | £81.60 | £81.60 | £94.80 | £108 | £128.40 | £141.60 | £175.20 |

Renewal Fee - £60 Per Tenancy (Inclusive of VAT)

Late Rent Fee - Interest at 8% above Bank of England Base Rate from rent due date plus a £40 Fee (inclusive of VAT) for a late rent chasing letter

Professional Clean Fee – Quote available upon request

Early Termination Fee - £300 Per Tenancy (Inclusive of VAT)

Landlord Fees (All Prices Inclusive of VAT at the current rate of 20%)

Standard Management Fee:

12% of Rental Income

Includes: Advertising the property for rent and conducting viewings to find a suitable tenant; referencing the tenant for the following: employment status, current and previous landlords' references, credit checks, ID checks and character references if necessary; drawing up contracts and other paperwork such as guarantor forms if necessary; organising relevant documents/certificates i.e. gas certificate, EPC, electrical certificate, inventory, check in and check out; collecting the first month's rent and deposit; insuring the deposit with TDS; collecting rent during the tenancy; being the point of contact for the tenants; arranging repairs for any maintenance and paying contractors by deducting from the rent (subject to your agreement); negotiating deposit returns with the tenant and remarketing to secure new tenants if required

Tenant Find Only:

10% of the full rent for the initial contract term

Includes: Advertising the property for rent and conducting viewings to find a suitable tenant; referencing the tenant for the following: employment status, current and previous landlords' references, credit checks, ID checks and character references if necessary; drawing up contracts and other paperwork such as guarantor forms if necessary; organising relevant documents/certificates i.e. gas certificate, EPC, electrical certificate, inventory, check in and check out; collecting the first month's rent and deposit

Check In and Inventory Fee:

Price on request (dependent on the size and status of your property)

Redirection of mail overseas:

Price on request (dependent on amount of mail and destination)

Duplication and testing of extra keys:

Price on request (dependent on amount of keys required)