

McCarthy Holden

www.mccarthyholden.co.uk

IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**

INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



FEES TO: TENANTS

BEFORE YOU MOVE IN:

Set up fee (tenant's share) £390.00 (inc VAT) - Referencing tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement. **THIS FEE IS NOT REFUNDABLE.**

Guarantor Fee £90.00 (inc VAT) per guarantor (if required) - Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

Accompanied Check-in Fee - Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

	Furnished	Unfurnished
• 1 Bed	£ 168.00 (inc VAT)	£ 138.00 (inc VAT)
• 2 bed	£ 180.00 (inc VAT)	£ 150.00 (inc VAT)
• 3 bed	£ 192.00 (inc VAT)	£ 162.00 (inc VAT)
• 4 bed	£ 216.00 (inc VAT)	£ 186.00 (inc VAT)
• 5 bed	£ 246.00 (inc VAT)	£ 216.00 (inc VAT)
• 6 bed	£ 276.00 (inc VAT)	£ 246.00 (inc VAT)

Security Deposit £ equivalent to one and half months rent - This will be protected in a Government-authorized scheme and may be returned at the end of the tenancy

Pet Deposit £ equivalent to half a months rent - To cover the added risk of property damage. This will be protected with your security deposit in a Government-authorized scheme and may be returned at the end of the tenancy

DURING YOUR TENANCY:

Amendment Fee £50.00 (inc VAT) - Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

Change of tenant/ Additional tenant £250.00 (inc VAT) - Subject to the Landlord's approval, where a new or additional tenant requires referencing a new tenancy agreement prepared and the deposit registration updated.

Renewal Fee (tenant's share) £90.00 (inc VAT) - Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Future Landlord Reference Fee £35.00 (inc VAT) per reference request - Collating information and preparing a reference for a future landlord or letting agent

OTHER FEES AND CHARGES:

Lost Security - Items £ item cost

Out of Hours Services £ any costs incurred (inc VAT) - Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the hourly rate.

Unpaid Rent / Returned Payments - Interest at 8% above Bank of England Base Rate from date due

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

#LOOKFORTHELOGO
WWW.ARLA.CO.UK/FIND-AGENT

