

TENANT FEES SCHEDULE



www.mccarthyholden.co.uk

COMPANY LETS, NON HOUSING ACT TENANCIES (TENANCIES OVER £100K PER ANNUM)

BEFORE YOU MOVE IN

Set-up Fees (Tenant's Share): £390.00 (inc. VAT) per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, 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 signing of the tenancy agreement.

Guarantor Fees: £ 90.00 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Security Deposit: £ equivalent to at least one and a half months rent (Held by the Agent as Stakeholder)

Accompanied Check-in Fees: £ see below (inc. VAT) per tenancy.

Attending the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, highlight the location of utility meters, stop-cocks etc. and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

	Furnished	Unfurnished
• 1 Bed	£ 216.00 (inc VAT)	£ 210.00 (inc VAT)
• 2 bed	£ 228.00 (inc VAT)	£ 228.00 (inc VAT)
• 3 bed	£ 240.00 (inc VAT)	£ 246.00 (inc VAT)
• 4 bed	£ 264.00 (inc VAT)	£ 300.00 (inc VAT)
• 5 bed	£ 294.00 (inc VAT)	£ 330.00 (inc VAT)
• 6 bed	£ 324.00 (inc VAT)	£ 360.00 (inc VAT)

Pet Deposit: Additional Security Deposit of 1/2 months rent To cover the added risk of property damage. This will be protected with your security deposit in government- authorised scheme and may be returned at the end of the tenancy.

DURING YOUR TENANCY

Renewal Fees (Tenant Share): £180.00 (inc. VAT) per tenancy Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

Renewal Fees (periodic tenancies only - Tenants share) £ 150.00 inc VAT - updating information

Variation of Contract Fees: £60.00 (inc. VAT) per request. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Tenant Fee: £250.00 (inc. VAT) per replacement tenant. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

If you any questions on our fees, please ask a member of staff.

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ENDING YOUR TENANCY

Early Termination: £ 120.00 (inc. VAT) per tenancy plus all rent due under the tenancy until the start date of the replacement tenancy. Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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

OTHER FEES AND CHARGES

Lost Key(s) or other Security Device(s): £ item cost .
Obtaining necessary permissions, sourcing providers and travel costs.

Out of Hours Service: £any actual costs incurred (inc VAT)
Where actions of the tenant results in the agent (or nominated contractor) attending the property, their time to remedy the situation is charged at the prevailing rate

Rent Arrears / Returned Payments: interest at 8% above Bank of England Base Rate from Due Date until paid on any outstanding sums in order to cover the agent's costs associated with chasing unpaid rent.

Duplicate Document(s): £ 4.00 (inc. VAT) per document
To cover the agent's costs associated with providing additional copies of any paperwork (tenancy agreement, Inventory, Schedule of Condition etc.) when requested by a tenant.

If you any questions on our fees, please ask a member of staff.

CLIENT MONEY PROTECTION: **propertymark**
www.propertymark.co.uk

INDEPENDENT REDRESS:
www.tpos.co.uk

