

Our Fees for Tenants

It's our policy to be up front, fair and transparent with our fees, so take a look at our fee structure below.

Professional Tenant Fees	Fee including VAT @ 20%
Tenancy Fee – Single Applicant	£ 240.00
Tenancy Fee – Each Additional Applicant	£ 120.00
Tenancy Fee – Single Tenancy in a Shared House	£ 180.00
Company Tenancy Fee	£ 450.00
Guarantor Application – Per Tenancy	£ 120.00
Holding Fee (offset against first month's rent/deposit)	£ 200.00
Check-Out Fee	£ 60.00

Student & HMO Tenant Fees	Fee including VAT @ 20%
Tenancy Fee – Per Student Applicant on Bills Inc Tenancies	No fee.
Tenancy Fee – Per Student Applicant without Bills Inc	£ 120.00
Tenancy Fee – Per Student Single Tenancy in any Shared House	£ 180.00
Holding Fee (offset against first month's rent/deposit.)	£ 200.00
Check-Out Fee	£ 60.00

Miscellaneous Tenant Fees	Fee including VAT @ 20%
Express Referencing – Per Tenancy (If you need to move in within 3 days of the application)	£ 60.00
Saturday Check-In (if you want to be checked-in by a member of the team on a Saturday)	£ 60.00
Lost Key Admin Fee (plus cost of keys / fobs)	£ 30.00
Default fee for non-payment of rent by Standing Order (payment by cheque or card)	£ 15.00
Refunding overpaid rent at the end of the Tenancy	£ 24.00
Late Payment of Rent - 3 days late	£ 40.00
Arrears inspection charge - 14 days late	£ 60.00
Change of Tenant	£ 300.00
Early Termination of Tenancy Fee	£ 480.00

Please note the following:

- Student / HMO is defined as three or more unrelated Tenants living together in the same property.
- Tenancy Fees include referencing, contract negotiation, agreeing terms, arranging Tenancy & agreements.
- Guarantor Application Fees include referencing, agreeing terms, arranging the Tenancy & Guarantor agreements.
- If you need to move in within 3 days of the application, we can offer an express referencing service.
- If you want to move in on a Saturday and be personally checked-in by a member of the team, a fee applies, but otherwise there is no fee to pay for a standard check-in.
- It's important to cancel your Standing Order at the end of your Tenancy as a fee applies to return overpaid rent.
- The Check-Out Fee is to cross reference the property at the end of the Tenancy to the inventory at the start of the Tenancy. It is payable 1 week prior to the Tenancy end date.
- We do not charge renewal fees if you wish to renew your Tenancy.

Our Fees for Landlords

It's our policy to be up front, fair and transparent with our fees, so take a look at our fee structure below.

Managed Landlord Charges	Fee including VAT @ 20%
Tenancy Set Up Fee	£ 300.00
Deposit Set Up Charge	£ 60.00
Full Photographic Inventory	£ 120.00
Standard Management Fee	13.2%
HMO Management Fee	14.4%

Tenant Find Landlord Charges	Fee including VAT @ 20%
6 Month Let: 50% of 1 month's rent, subject to minimum fee of	£ 480.00
12 Month Let: 60% of 1 month's rent, subject to minimum fee of	£ 600.00
HMO Tenant Find and Rent collect	9.6%

Tenant Find – Optional Services	Fee including VAT @ 20%
Deposit Set Up Charge	£ 60.00
Full Photographic Inventory for Tenant Find Clients	£ 180.00
Property Inspection	£ 60.00
Check-Out	£ 120.00

Optional Extras and Miscellaneous Charges	Fee including VAT @ 20%
EPC	£ 90.00
Gas Cert	£ 90.00
EICR Cert	£ 170.00
Annual Income and Expense Report	£ 30.00
Full Rent Guarantee with 12 months nil excess insurance policy and legal costs	£ 288.00
Sales Commission if the Tenant purchases the property	1.5%
Project Management of major works over £1,000	12%

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